

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- September 24, 2012

SITE WALK

Present        Susan Smith, Vice Chairman  
                  Sam Cohen  
                  David McKenzie  
                  Jeffrey Rose, Ex Officio

                  Jacques Belanger, Representative for David Blanchard  
                  Aaron Wechsler, Aspen Environmental Consultants LLC  
                  Janet Lutkus, abutter  
                  Linda Blanchard  
                  David Blanchard

The meeting was called to order at 6:32 p.m. Vice Chairman Smith made a motion to have Jeffrey Rose lead the site walk for the sub-division. Sam Cohen seconded the motion and all were in favor.

The group present viewed the map noting that the proposed sub-division would create a full 2 acres of buildable area. The locations of possible areas to build a house were noted as well as the location of a test pit and an easement area on the Blanchard property for a driveway. The Blanchards' will be able to retain the road frontage. The group viewed the property. At 7:00 p.m. the Board agreed to reconvene at the Town Hall.

PUBLIC HEARING

Present        Susan Smith, Vice Chairman  
                  Sam Cohen  
                  David McKenzie  
                  Jeffrey Rose, Ex Officio

Guests        Jacques Belanger, Representative for David Blanchard  
                  Aaron Wechsler, Aspen Environmental Consultants LLC  
                  Janet Lutkus, abutter  
                  Peter Martel

Vice Chairman Smith called the Hearing to order at 7:20 p.m. A guideline for conducting hearings was handed out.

The minutes of the September 10, 2012 meeting were reviewed and accepted as written.

The Board discussed wording for a warrant article to repeal section VII k 3 and VII k 4 of the Zoning Ordinance. It was noted that the legal language for the warrant article does not give the voter adequate information on the changes. Sam Cohen will help write an article for the voter's guide to explain the changes. Susan Smith made a motion to approve the wording for the warrant article. David McKenzie seconded the motion and all were in favor.

Vice Chairman Smith called the Blanchard Sub-division Hearing to order at 7:37 p.m. The Board consisted of Vice Chairman Susan Smith, Ex-Officio Jeffrey Rose, Sam Cohen, and David McKenzie. The applicant agreed to have the case heard with the existing board, as there are no more members at this time.

Jeffrey Rose made a motion that the sub-division not be considered as that of having regional impact. Susan Smith seconded and all were in favor. The Board checked to see that all abutters had been noticed and that the notice had been placed in the local paper. It was noted that the application appeared to be complete. Mr. Belanger noted that State sub-division approval has not been granted yet.

Mr. Belanger explained the procedure for the test pit and the perk test to the Board. It was noted that this is a sub-division for a single house lot. A portion of the lot has a steep slope and is unbuildable. There are at least two acres of buildable land in the proposed sub-division. There are no plans for the lot in the near future. It was noted that the proposed driveway has been shown in an easement due to the steep slope. The easement will appear on the deed. The proposed driveway will have a slope of no greater than 5.5%. Sam Cohen reminded the applicant to review the Bennington Driveway Regulations.

It was noted that there is a balance due on the application. Jeffrey Rose will check to see if the fees were figured correctly. The Board reviewed the checklist for a minor sub-division with Mr. Belanger.

Abutter Janet Lutkus approached the Board noting her concern about the possibility of a commercial building being placed next to her lot. She noted that she understands the set back and the intent to build a residential lot.

Mr. Belanger noted that boundary markers would be set before the mylar goes to be recorded.

The Board noted the following needs on the application;

- label class 5 road
- add "not in flood zone"
- confirm lot number
- add signature box
- label scale of locus mark
- obtain a letter stating that the existing lot' septic is functioning

David McKenzie made a motion to continue the hearing to October 22, 2012 at 7:15 p.m. at the Bennington Town Hall. Sam Cohen seconded the motion and all were in favor.

Sam Cohen noted that the sub-division checklist is in need of a revision. It will be put on the list to work on at a future time.

There being no other business at hand, the meeting was adjourned at 9:13 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary