

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- April 7, 2014

Present        David McKenzie, Chairman  
                 Christopher Maple, Vice Chairman  
                 Sam Cohen  
                 Jeffrey Rose, Ex-Officio  
                 Peter Martel

Guests        Michael Ploof, Fieldstone Land Consultant  
                 Thomas James  
                 Charlotte James

Chairman McKenzie called the Public Hearing for a lot line adjustment between tax map 7, lot 122 and map 7, lot 124 to order at 7:04 p.m.

Peter Martel recused himself from the Hearing and sat as a member of the public.

The Board reviewed the application for completeness. Michael Ploof, from Fieldstone Land Consultants presented a note stating that he is the agent representing the applicants and the seller. The Board accepted the note and proceeded with the review of the application. A waiver requiring the topography map requirement. This is an adjustment of a common line the waiver was granted. It was noted that a mylar will be produced once no changes will be needed. There is one easement on record and no further easements are proposed. A waiver was requested for the soil type survey. As this is a minor lot line adjustment the waiver was granted. Both lots are on Town Water and Town Sewer. The applicant was asked to add a manhole to the final plats as they were unable to locate it in the snow. No other permits are required. The Board excepted the application as complete.

Chairman McKenzie noted that all of the abutters had been noticed and checks# 268 had been received. There were no comments from the public. The Board noted that the conditions for the lot line adjustment are the placement of the manhole to be shown on the final mylar as well as a pin to be set on the Southeast corner of the James lot. The Board moved into deliberative session. It was noted that the merger would trade one oversized lot to one undersized lot to make both lots conforming. Jeffrey Rose made a motion to approve a technical sub-division/ lot line adjustment subject to the aforementioned conditions.

Christopher Maple seconded the motion and all were in favor. The Hearing was closed at 7:41 p.m.

The minutes of the March 24, 2014 meeting were reviewed and accepted with amendments.

The Selectmen have approved a cease and desist order for the Harris Gravel Pit.

The Board will schedule a Hearing for the Manley case on April 28, 2014. It will be noticed at the Town's expense as the Planning Board did not continue the Hearing.

It was noted that information has been received from the LGC pertaining to the Master Plan survey. There is no statute requiring who the survey must go to. The Board made a list of who to target for the survey. It includes residents, property owners, voters and business owners. Sam Cohen expressed his opinion that if what it being asked affects taxes, the survey should go to the tax payers. Jeffrey Rose noted that the Selectmen have seen the survey. The Administrator reviewed the survey and made suggestions for corrections on it. The Planning Board is looking for one response per adult resident or property owner. The Selectmen have suggested that the Planning Board send out a postcard to notify residents of how they can get a survey. The surveys can be located for pick up at the library, the landfill or the town hall. It was suggested that instead of sending out postcards, a notice could be included in the Town news letter. Chairman McKenzie made a motion to send the survey to all property owners, residents and business owners. Christopher Maple seconded the motion. Sam Cohen abstained, Peter Martel, Christopher Maple, Jeffrey Rose, and David McKenzie voted to send the surveys.

Peter Martel noted that he will look into an on-line survey company such as Survey Monkey. Sam Cohen noted that control could be a problem. It was noted that a key code could be created. Chairman McKenzie will speak to the Administrator about how to send out the survey.

As there was no other business at hand, the meeting was adjourned at 8:44 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary