

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- September 16, 2014

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

Guest Dennis McKenney

Chairman McKenzie called the meeting to order at 7:03 p.m.

The minutes of the August 11, 2014 meeting were reviewed and accepted as written.

The minutes of the August 25, 2014 meeting were reviewed and accepted with corrections.

The budget was reviewed and will be submitted without changes.

Dennis McKenney approached the Board with a request for a minor sub-division on Map17 Lot34 to divide the current 51 acre lot into a 5 acre lot and a 46 acre lot. Dennis McKenney is the applicant; Cold Spring Land Trust is the land owner. It is not known if the fees have been paid at this time. Mr. McKenney did not have a letter acknowledging him as the agent. He will provide the Board with this. It was noted that the property is located in the Rural Agricultural District with an overlay of the Water Resource Protection Zone. Mr. McKenney assisted the Board as they reviewed the sub-division checklist. The parent lot consists of a 51 acre lot on a class 5 paved road. It was noted that the pins have been set for the lot. Mr. McKenney has asked for a waiver for the topographic map and soil overlay noting that the current lot is 51 acres and it would present an unnecessary burden. Chairman McKenzie stated that he would like a written reason for a waiver that is more in depth. Mr. McKenney agreed to supply this to

the Board. Mr. McKenney assured the Board that there is at least 3 contiguous dry, usable acres of land on the potential sub-divided lot. Mr. McKenney will list the areas of the 100 year flood zone. Sam Cohen noted that the metric conversion was incorrect. Mr. McKenney will correct this.

Mr. McKenney stated that the checklist he used from the Town Website was not the current one that the Planning Board uses. He asked that the Website be updated and Chairman McKenzie said that he would also e-mail Mr. McKenney the current one for his records. A waiver was asked for the requirement for a certified wetlands scientist. Mr. McKenney was asked to provide a statement that the existing septic system on the property is working. He will also show an area for a septic system on the parent lot. It was noted that culverts have been put in since the map was done. The location of the culverts will be shown.

A site walk was scheduled for 6:30 p.m. on Monday, September 22, 2014 at the Bible Hill site known as the Harrison House. The Hearing will be re- continued after the site walk to October 13, 2014 at 7:00 p.m. at the Bennington Town Hall. Chairman McKenzie noted that the Conservation Commission will be notified of the site walk.

Mr. McKenney will provide the following to complete the sub-division application: fees paid in full, a letter of authorization from the land owner, road pavement width, a written waiver request for the topography and soil requirements, 100 year floor zone, a correction on the metric conversion, wetlands certificate waiver, a waiver request on abutting land conditions, a statement for the existing septic system, and the location of culverts and storm drains on Bible Hill Road. The Hearing was continued to September 22, 2014 at 6:30 p.m. at Map 17, Lot 34 located on Bible Hill Road.

Barry White will be invited to the next Planning Board meeting to discuss the results of the Master Plan survey.

A request for a lot merger on Map 24, Lot 10 and 11 was reviewed and signed by Chairman McKenzie.

Peter Martel spoke to the Board about the minutes of the August 25, 2014 meeting. The minutes made reference to a Board Member who does not attend meetings. Peter Martel stated that he has agreed to resign from the Planning Board if a replacement is found for his position. He has agreed to stay on until such time as an alternate is found if needed. Peter Martel also noted that he is glad to see that a site plan review will be done for the Amazing

Grace Campground. He also suggested that the Board check with the State regulations to see what triggers a site plan review.

There being no other business at hand, the meeting was adjourned at 9:06 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary