

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- October 26, 2015

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

Chairman McKenzie called the meeting to order at 7:10 p.m.

The minutes of the September 14, 2015 meeting were reviewed and accepted with a minor amendment.

The Board discussed an upcoming lot line adjustment located in the center of town at Map 7, Lot 18 and 19. The Board will inform the Conservation Commissioners about the site walk and it will be published as a meeting. The site walk will be held at 4:30 p.m. on November 4, 2015. Dennis McKenney will meet the Board members at the library as the property is across the street. The Board reviewed the area map which had been provided for them. An issue that was noted was that the smaller lot has a septic tank on it. The leach field will be on a separate lot after the lot line adjustment. The septic tank will need to be disconnected and a connection made to the Town sewer line. The Board questioned if it is sufficient to disconnect the current sewer, pump out the tank and leave it as it is. Another concern is that the smaller lot is noted as being .50+/- acres. The minimum size for the lot is .50 acres. This will be discussed at the time of the adjustment.

Chairman McKenzie reminded the Board of the deadlines for zoning amendments. January 7 is the last day to notice for the first hearing for an amendment. The last day for a meeting is January 18. Possible zoning amendments were discussed. The regulations for excavation set back needs to be changed so that the zoning ordinance will agree with the excavation regulation and the State law. The current RSA requires a 50 foot set back from a disapproving abutter and 10 feet from an approving abutter. The current zoning ordinance requires 200 feet for a disapproving abutter and 50 feet for an approving abutter. The Board currently has three existing excavation permits which all abide by the 50 foot setback. Chairman McKenzie noted that per RSA: 155, the Planning Board has the right to make changes without going to the Town for a vote. Chairman McKenzie made a motion to change the Excavation Regulation- advertizing Hearings from Hearings must be posted in the newspaper not less than 14 days prior to the Hearing to not less than 10 days prior to the Hearing which complies with the current RSA. Jeffrey Rose seconded the motion and all were in favor.

A file copy was received for an application to the State for a new or significantly modified underground storage tank located on Route 202.

As there was no other business at hand, the meeting was adjourned at 8:00 p.m.

Respectfully submitted by

Debra Belcher
Planning Board Recording Secretary