

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- November 9, 2015

Present David McKenzie, Chairman
 Christopher Maple, Vice Chairman
 Sam Cohen
 Donald Trow

Guest Dennis McKenney

Chairman McKenzie called the meeting to order at 7:01 p.m.

The minutes of the October 26, 2015 meeting were reviewed and accepted with corrections.

The minutes of the November 4, 2015 Site Walk were reviewed and accepted as written.

At 7:15 p.m. Chairman McKenzie recognized Dennis McKenney and check #4165 in the amount of \$455.25 was received for an application for a lot line adjustment for Map 7 lot 18 and 19 located in the center of town on Greenfield Road. The Board reviewed the application. A waiver was requested to omit the key plan on the plat. Donald Trow made a motion to grant the waiver. Christopher Maple seconded the motion and all were in favor. A waiver for listing the condition on the adjacent land was requested. Donald Trow made a motion to grant the waiver. Sam Cohen seconded the motion and all were in favor. It was noted that there are no easements on the property. Lot 19 will be tied to the Town sewer system. It was noted that much of the checklist was not applicable for a lot line adjustment as no building is planned at this time. The sewer elevation and manholes were not shown. It was noted that there are no additional permits or approvals required. Sam Cohen made a motion to accept the application as complete. Donald Trow seconded the motion and all were in favor.

The Public Hearing commenced at 7:34 p.m. Mr. McKenney pointed out the current property boundaries, noting the proposed new locations of the boundaries would allow multifamily housing on lot 18. Mr. McKenney noted that the location of the proposed driveway would not be at the stop sign. After the lot line adjustment the property located at Map 7 Lot 19 will be just over ½ acre, which is the lot minimum. The Board had a concern about the septic area located at Map 7 Lot 19. A condition that was noted was that the property be hooked up to the Town sewer system and the current septic tank be pumped out and sealed. The Public Hearing was closed to enter into deliberation at 7:50 p.m. Sam Cohen asked if requiring that the property be connected to the Town sewer system is technically possible or feasible. If for some reason a connection cannot be made, a special exception could be granted. Donald Trow made a motion to grant the

lot line adjustment with the conditions of: 1) pumping out the existing septic tank and sealing it, 2) if lot 18 is developed it must be connected to the Town sewer system, and 3) receipt of a mylar for the property. Dennis McKenney noted that he would put the conditions on the mylar. Christopher Maple seconded the motion and all were in favor. The lot line adjustment was granted. Chairman McKenzie will send a letter to the applicant noting the conditions. The Public Hearing was closed at 8:03 p.m.

The Board discussed Zoning regulations pertaining to controlling septic. It was noted that the only regulations applied to open space residential development. There was a question whether the setback would apply to a septic system. Sam Cohen pointed out that the setback requirements apply to septic systems in Article VII A by reference to the subdivision regulations.

Chairman McKenzie noted that the Selectmen have instructed the Planning Board to finish the Master Plan. A 5 to 10 year plan will be needed from the major departments such as Fire, Police, Library and Road Agent. Chairman McKenzie will write to the Boards requesting the information.

There being no other business at this time, the meeting was adjourned at 8:16 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary