

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- June 26, 2017  
Draft

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

Guests        Dennis McKenney  
                 Paul Day  
                 Stephen Roy  
                 Terry Hardwick

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

The minutes of the June 12, 2017 meeting were reviewed and accepted with minor changes.

The Board discussed the process for a Conditional Use Permit for a Home Business. Chris Maple will research the process and what triggers a permit in other towns.

Dennis McKenney, acting as agent for Terry Hardwick approached the Board to review the application for a lot line adjustment for the properties located at Map 6 Lot 5, Map 3 Lot 1, and Map 3 Lot 2 owned by Donald H Hardwick Sr. Trust. A waiver was granted for the locus plan showing the general location of the total tract of land as there is a prominent road junction shown on the plan. The Board also found #18 (topographic contours), #19 (soil and wetlands delineation), and #20 (location of percolation tests). It was noted that there is an existing driveway, but a State driveway permit has been applied for and received by the applicant. Sam Cohen made a motion to accept the application as complete conditional of receipt of payment for the application, a letter stating that Mr. McKenney is the agent for the applicant, and a copy of the State issued driveway permit. Jeffrey Rose seconded the motion and all were in favor.

Chairman McKenzie opened the Hearing and Mr. McKenney assisted the Board with locating information on the plans as needed. It was noted that if the lot-line adjustment were to be granted, a non-conforming lot would be eliminated. The lot-line adjustment would adjust land from three lots owned by the same owner to create a different configuration.

The Public was encouraged to speak. Mr. Day asked about the status of the property as pertaining to current use. It was noted that the portion of the properties now in current use will

remain as such until such time as they are no longer conforming. It was also noted that there are no liens on the properties.

The corners of the properties have been staked and the Planning Board scheduled a site walk for July 10, 2017 at 6:30 p.m.

The Hearing was continued to July 10, 2017 at 6:30 p.m. at the road junction of Old Greenfield Road and Route 31 to proceed on a site walk and return to the Town Hall. The Conservation Commission will be informed of the site walk.

In other business, the Board discussed the need for alternates on the Planning Board. Also, Chairman McKenzie will call the Municipal Association for clarification on triggers for a Conditional Use Permit. The Board also discussed the need to review the Horn lot merger conditions as the Board Members are not aware of the conditions being met at this time.

Sam Cohen made a motion to modify the new Sub-division Application and Checklist so that it would be two documents and named as such. The motion also asked to correctly number the pages as two separate documents as well as dating each document at the top. Christopher Maple seconded the motion and all were in favor.

As there was no other business at hand, the meeting was adjourned at 8:50 P.M.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary