

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- July 10, 2017
Draft

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

Guest Dennis McKenney

The Public Hearing for the Hardwick lot line adjustment, Map 6 Lot 5, Map 3 Lot 1 and Map 3 Lot 2 reconvened at the Town Hall at 7:09 p.m. It was noted that lot owner Donald Hardwick and his Agent, Denis McKenney accompanied Planning Board members Christopher Maple and David McKenzie on a site walk of the property before reconvening the Public Hearing. The permitted drive from Route 31 to the current old Harris Gravel Pit were viewed as well as the boundary markers.

The Board reviewed the plat noting that the total frontage and septic permit number have been added. At this time the public portion of the Hearing was closed and the Board went into deliberation. Christopher Maple made a motion to accept the proposed lot line adjustment. Sam Cohen seconded the motion and all were in favor. The plats and mylar were signed and dated.

In other business, the minutes of the June 26, 2017 meeting were reviewed and accepted with an amendment.

The Board addressed Mr. McKenney about an upcoming case for a possible lot merger located on Gillis Hill Road, Map 19 Lot 3 and 4. Mr. Hardwick, the owner of the land would like to give an abutting neighbor, Mr. Valentin a portion of land in exchange for land to give Mr. Hardwick road frontage. Mr. McKenney will contact Mr. Valentin for more information.

The Board asked Mr. McKenney for an update on the lot merger done for Mr. Horn whose property is on Greenfield Road. The Planning Board has not yet received a mylar, but is under the understanding that Mr. Horn has complied with the conditions set by the Planning Board by hooking up to the Town sewer system. It was suggested that Mr. Horn apply for an extension if he needs it. Mr. McKenney who is the agent for this case will contact Mr. Horn.

In other business, the Board revisited the subject of Home Business and Conditional Use Permits. The Board was in agreement that no Conditional Use Permit should be needed. If the home owner is not in compliance, they can apply for a variance. Chairman McKenzie will speak

to the Code Enforcement Officer to find out what he would like to see in the Home Business Ordinance. Sam Cohen and Christopher Maple will draft an update of the ordinance for the next meeting which is scheduled for August 14, 2017. Christopher Maple also has done research of what other towns have for a Home Business Ordinance which he shared with the Board.

As there was no other business at hand, the meeting was adjourned at 8:31 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary