

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- July 9, 2018
Minutes accepted on August 13, 2018

Present David McKenzie, Chairman
 Sam Cohen, Vice Chairman
 Mark Mackesy, Ex- Officio
 Donald Trow
 Christopher Maple

Guests David Blanchard
 Linda Blanchard
 Jinette Jenks
 Eric Jenks
 James Cleary
 Dennis McKenney
 Kristie LaPlante

Chairman McKenzie called the meeting to order at 7:00 p.m.

The Board had an informal chat session with Mr. and Mrs. Blanchard concerning the possibility of building a second smaller house on their property located on Old Coach Road. The Blanchards presently own 200 acres, most of which is in current use. They were asking about the rules and regulations that might allow them to build a smaller house on their property to move into. The Blanchards were directed to look up the RSA and check with a builder for clarification.

The minutes of the June 11, 2018 meeting were reviewed and accepted with minor corrections.

Jinette Jenks and her son Eric Jenks approached the Board for a chat session concerning a possible subdivision. Mrs. Jenks explained that they presently have two houses on a 3.9 acre back lot. They would like to subdivide so that each house was on a separate lot and they could more easily sell one of them. One of the houses currently has living space for a disabled individual on the lower level and a live-in apartment upstairs for a caregiver. The Board noted that you cannot change the use of a nonconforming property or make it more nonconforming. It was noted that the Jenks could apply for a variance with the ZBA, but there is a problem with the size of the lot. A back lot requires 4 acres per lot. It was also noted that there is narrow road frontage for this back lot.

In other business, Selectman Cleary, Dennis McKenney, and Deputy Administrator LaPlante approached the Board concerning the approval of the Hardwick subdivision. The plat that was approved by the Planning Board had notes documenting an easement for a private road. There is not an easement. It was also noted that the private road listed on the plat needs to be named prior to approval. The previous minutes from the Planning Board indicated that this was to be a private way and not an easement. It was an oversight of the Planning Board that the private way was not named. Mr. McKenney will reproduce the plats and new mylar with the needed corrections made. The new plats with the word easement removed, a minor typo that was spotted corrected, and the name of the private way of Hardwick Way, as directed by property owner David Hardwick by telephone, included will be delivered to the Town for new signatures. The current plans will be dated and the word easement crossed out as well as voided and retained for the records. It was noted that the Town Zoning Ordinance pertaining to back lots is in conflict with the State RSA and should be corrected or removed.

In other business, James Cleary inquired about an appointment with the Planning Board in August to discuss a lot line adjustment. He was put on the agenda for August 13, 2018 at 7:15 p.m.

As there was no other business at hand, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary