

TOWN OF BENNINGTON  
PLANNING BOARD

Minutes of the Meeting- November 12, 2018

Minutes approved on December 10, 2018

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

Guests        Stephen Bryan  
                  Russell Bartlett  
                  John Christian  
                  Damien Turini  
                  Andy Peterson  
                  Michelle LaBlanc

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

The minutes of the October 8, 2018 meeting were reviewed. Mark Mackesy made a motion to accept the minutes with a minor correction. Sam Cohen seconded the motion and all were in favor.

The minutes of the October 8, 2018 site walk were reviewed. Sam Cohen made a motion to accept the minutes as written. Donald Trow seconded the motion and all were in favor.

Michelle LaBlanc approached the Board for an informal chat session. Ms. LaBlanc was seeking guidance for the possibility of putting a seasonal use home on property located on North Bennington Road at Map 23, Lots 29, 30, and 31, and Map 22, Lot 2. The property is owned by Ms. LaBlanc's aunt, Althea Nastasi. Ms. LaBlanc has spoken to a surveyor, but he is not able to help her at this time. It was noted that there is an old logging road which accesses the property off from North Bennington Road. There is also possible access to the property from State Route 202 through property owned by Eric Tenney. The Board suggested that Ms. LaBlanc find out if there is a deeded right of way through the Tenney property. The North Bennington side of the property follows the river and contains wetlands. It was noted that a back lot would require a 50 foot wide access road. The Board suggested that Ms. LaBlanc speak with the surveyor before she proceeds.

Stephen Bryan from Bridge Street Recovery approached the Board for an informal chat session to discuss what might be needed to proceed with the rehabilitation of the property located at Map

13, Lots 14 and 17 on Francestown Road. This property had been known as the Highland Inn and had been converted to condo status. The property has been vacant for many years. The proposed project before the Board is a conversion of the old Inn to a drug and alcohol aftercare facility. A drug and alcohol recovery facility has been approved in Peterborough and this proposed facility would be the next step in the rehabilitation process. The proposed facility would contain 32 units, an out building, and a kitchen facility. 24 units would be used for a 30 to 90 day after care program. Transitional housing would be provided for a 3 to 24 month period of time in 8 units. There would be single room occupancy. This would be an all male facility with a live-in manager. Upgrades will be done on the buildings including the addition of sprinkler systems. If the project is something that will be allowed, the property will be purchased. The Board suggested that the next step should be to schedule a chat session with the Zoning Board of Adjustment. They were put on the agenda for the November 19, 2018 ZBA meeting.

In other business, Chairman McKenzie discussed the possibility of changing the Sub-division Regulations. The Board discussed relaxing the requirements for contour lines. The requirement is currently 2 foot contour lines. The State provides access to 10 foot contour lines. More research will be done on this matter. The subject was tabled.

As there was no other business before the Board, Mark Mackesy made a motion to adjourn the meeting. Sam Cohen seconded the motion and all were in favor. The meeting was adjourned at 8:47 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary