

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 13, 2023
Draft

Present Sam Cohen, Chairman and Sergeant at Arms
 Donald Trow, Vice Chairman
 Todd Wheeler
 Cory Lawrence, Alternate

Guests Kevin Bishop
 Sabrina Beavens, Representative for Monadnock Paper Mill
 Jeff Clough, abutter
 Lisa Grunkemeyer, abutter

Chairman Cohen called the meeting to order at 7:00p.m. It was noted that prior to the meeting a site walk had been completed at 151 South Bennington Road, Map 1, Lot 16.

Cory Lawrence was made a voting member for the meeting.

The minutes of the December 12, 2022 meeting were reviewed and accepted as written.

The minutes of the January 9, 2023 meeting were tabled.

Chairman Cohen opened the continuation of the completeness review for Map 1, Lot 16. A brief history of the property was given noting that before South Bennington Road was in existence the road that was used was Old Peterborough Road. Old surveys show that the property located at Map 1, Lot 16 actually goes under what is now South Bennington Road and into the abutter's property. This information was obtained by the surveyor for Monadnock Paper Mill. Monadnock Paper Mill owns the property abutting 151 South Bennington Road and has a deeded right of way across it. Mr. Bishop and Monadnock Paper Mill are in agreement of updating the easement on the property.

As there is a conflict between surveys for the property, Sam Cohen made a motion to postpone the meeting and to continue at the March Planning Board meeting to allow time to clear up the boundary line issue. Todd Wheeler seconded the motion. Mr. Bishop objected to the delay. Sam Cohen noted that the Planning Board will need an updated plat that shows the actual boundary of the property and the proposed easement.

The Planning Board continued with the completeness review using the sub-division checklist. It was noted that the new plat will need to include 2-foot contour lines, placement of the iron pins, and a signed agreement on the positioning of the boundary line.

Donald Trow made a motion to declare the application complete conditional on receiving the updated plat showing 2-foot contour lines and the location of the iron pins, as well as a signed agreement between Mr. Bishop and Monadnock Paper Mill for the boundary lines, frontage and acreage and an updated easement. Cory Lawrence seconded the motion and all were in agreement.

The Public Hearing for a sub-division at Map 1, Lot 16 was opened at 8:04 p.m. After a brief discussion, Donald Trow made a motion to approve the sub-division contingent on the submission of the outstanding requirements. Sam Cohen seconded the motion and all were in favor. It was noted that a billing will be sent to Mr. Bishop for the abutter notices, filings and sub-division fees. The Public Hearing was closed at 8:10 p.m.

As there was no other business at hand, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary