

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- December 9, 2024  
Draft

Present       Cory Lawrence, Chairman  
                  Todd Wheeler, Vice Chairman  
                  Donald Trow  
                  James Cleary, Ex Officio

Guests         Steve Bryant, Bridge Street Recovery  
                  Jim Callahan, Bridge Street Recovery  
                  Terry Hardwick, DH Hardwick and Sons  
                  Donald Hardwick, Jr, DH Hardwick and Sons  
                  Shelly Nelkins

Chairman Lawrence called the meeting to order at 6:03 p.m.

The minutes of the October 14, 2024 meeting were reviewed and accepted as written.

Chairman Lawrence opened the Public Hearing for the Hardwick Excavation Permit Renewal at Bennington Tax Map 11, Lot 16 and Map3, Lot 1 located at 301 Francestown Road and the access road located off Route 31 in the rural/agricultural zone at 6:15 p.m. The Board reviewed the application noting that the pit renewal has been approved by the State. Attention was given to the description of work, plan going forward, and reclamation of the pit. It was noted that the topographical information was presented on an aerial map of the pit. It was also noted that the current bond for DH Hardwick and Sons is more than sufficient for the plan going forward. Cory Lawrence made a motion to grant the excavation renewal. Donald Trow seconded the motion and all were in favor.

Mr. Bryant and Mr. Callahan from Bridge Street Recovery approached the Board for a chat session about the possible direction of the building located on Francestown road directly across from the ski area. As the recovery center has closed, Mr. Bryant and Mr. Callahan are looking for options on what may be done with the building and property. Suggestions for small rental units, Air B+B, or possible function hall were suggested. No decisions were made.

Shelly Nelkins approached the Board at 6:30 p.m. for a chat session concerning the property located across the old Catholic Church. She is looking to sub- divide her property to put a small

unit for her son on the back part of the property. Ms. Nelkins had a septic system put in by JCL who hired Meridian to do a survey of the property. According to Meridian Ms. Nelkins owns more land than she thinks she does. The property is a 1.02-acre lot located in the village district. The Planning Board recommended that Ms. Nelkins have a new survey done to show the lot accurately before she continues. She was given an application for a sub-division.

As there was no other business at hand, the meeting was adjourned at 7:00 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary