

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- January 12, 2026
Minutes accepted on April 13, 2026

Present Cory Lawrence, Chairman
 Todd Wheeler, Vice Chairman
 Melissa Clark
 Donald Trow

Guests Matthew Despres, Applicant
 Jonathan Lefabvre, Land Consultant
 Joseph MacGregor, abutter
 Leslie MacGregor, abutter
 James Craig, abutter
 Bethany Craig, abutter
 Phil Mathewson

Chairman Lawrence called the meeting to order at 6:02 p.m.

The minutes of the December 8 2025 meeting were reviewed and accepted as written.

The Public Hearing for case# SD26-01, a sub division at 7 Old Stagecoach Road/ Map 10, Lot 48 was opened at 6:15 p.m. A quick review found the application to be complete and Land Consultant, Jonathan Lefabvre spoke to the application. Abutter, Joseph MacGregor asked about the minimum required acreage per lot. As the lot is in the Village District the requirement per lot is ½ acre. Abutter, Leslie MacGregor asked about water and sewer for the proposed lots. It was indicated that the applicant has approached the Water and Sewer Department to have town water extended to the proposed lots. It was noted that the test pits have been done and there will be on site leach fields for each proposed lot. It was noted that there is a boundary line agreement correction being done with the abutter located at Map 10, Lot 49. Abutter, Bethany Craig noted that her driveway is along the side of the property and was concerned about a buffer being left there. Joseph MacGregor inquired about the set back line and potential house sizes. The application is for a sub division to create lots. The applicant is showing possible placement of a house but at this time the plan is to market the lots as buildable house lots. The preparation of the lots will consist of reshaping the topography of the property to flatten a berm and fill in a valley. An alteration of terrain permit is not required as the area is under the square footage needed to require a permit. Other concerns noted by

abutters were the wildlife in the area and problems with water drainage and run off. Mrs. Craig expressed a concern about being forced to allow the use of their driveway as it is partially in the right of way. The Craig driveway will not be used by the newly created lots. The timeline for the proposed project would be as soon as possible, likely in the spring. Mrs. Craig noted that the property has one tree that she really loves and asked that it not be cut. The applicant noted that it probably would not be cut down.

The Planning Board entered into a short deliberation. Cory Lawrence made a motion to approve the sub division as applied for at the property located at Map 10, Lot 48. Donald Trow seconded the motion and all were in favor. The sub division was granted. The mylar will be dropped off at the Town Hall for signatures.

The Public Hearing was closed at 6:54 p.m.

At 6:55 p.m. Phil Mathewson approached the Planning Board for a chat session concerning a proposed sub division on Ross Road. The lot is a 11.7 acre lot with 521 foot frontage located in the village District. Mr. Mathewson is proposing the building of duplex housing. The Board noted that the presented plan looks to be doable and is within the requirements for the location.

At 7:10 p.m. Chairman Lawrence opened the Public Hearing for the proposed amendments to the ADU Ordinance. Melissa Clark updated the ADU Ordinance to match the State Ordinance while keeping the requirement of the owner residing on the property. No public was in attendance. Chairman Lawrence made a motion to accept the ordinance. Donald Trow seconded the motion and all were in favor. The amended ordinance will be voted on by the town's people at the March election.

As there was no other business at hand, the meeting was adjourned at 7:27 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary