

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- February 14, 2011

Present        Jeffrey Rose, Chairman  
                  Melissa Stewart, Vice Chairman  
                  Sam Cohen  
                  Philip Germain, Ex-Officio  
                  Barry White

Guest           Peter Martel

Chairman Rose called the meeting to order at 7:37 p.m.

Chairman Rose noted that Susan Smith, an abutter of the Trow property on North Bennington Road has signed up to run for the vacant spot on the Planning Board left by Peter Eppig.

Peter Eppig is currently listed as the Southwest Regional Commissioner for Bennington. He has agreed to continue in this capacity.

Chairman Rose contacted Mr. O'Connor who had been scheduled for a chat session at the last Planning Board session. Mr. O'Connor said that he had forgotten about the appointment and is not sure if he will pursue his plans.

An update was given on the Kavanaugh property (Map 10, Lot 37). Philip Germain noted that when the Water Resource Protection Zone is involved, it overrides all other zones. Clarification is needed as part of the property is in the Water Resource Protection Zone. It was noted that when updates are done on the Zoning Ordinance, there should be clarification added for divided lots.

The Board has received a lot merger application notification for Map 10 Lot 76 and Map 10 Lot 68. A line for Planning Board Approval and signature will be added to the notification. Barry White made a motion to accept the lot merger. Sam Cohen seconded the motion and all were in favor.

The pending Driveway Regulations were discussed. It was noted that per State Fire Marshal, RSA 153:14 exempts one and two family homes. The Board agreed that the driveway regulations should be reasonable and that there is no need for driveways to be required to be twenty feet wide. Section II- Standards C. shall read "Driveways must meet all requirements of the NFPA Uniform Fire Code including, but not limited to, minimum width, overhead clearance, and provisions for turnarounds. The following exceptions apply for driveways for (1) one- and (2) two-family residences: a.) Unobstructed width of the driveway need not be wider than 10 feet. Drawings will be added and the document shall be complete.

Sam Cohen made a motion that all documents produced by the Planning Board contain the date adopted at the top. This will be referred to the Selectmen.

Peter Martel noted that the ZBA has received a variance request from David Desaulniers on Gillis Hill Road.

There being no other business at hand, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted by

Debra Belcher