

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- May 9, 2011

Present Jeffrey Rose, Chairman
 Sam Cohen
 Susan Smith
 Philip Germain, Ex Officio

Guests Peter Martel, ZBA Liaison
 Jane Butler
 Mike Roina, Fire Department Representative

Chairman Rose called the meeting to order at 7:40 p.m.

Jane Butler approached the Board for a short chat session. Ms. Butler may be purchasing property at 146 Francestown Road in Bennington. The property is located in the rural/agricultural zone. She is interested in the possibility of opening an in-home business at this location. Ms. Butler presently operates an on-line business selling antique woodworking tools. She would possibly have her business open to the public on the weekends. Ms. Butler understands the requirements for putting up a sign for her business. The Board explained the procedure for a site plan review noting the requirements for lighting, walkway, driveway and parking safety. The Board stated that they do not anticipate a problem with the proposed in-home business.

The Public Hearing for the Driveway Regulation and Mining and Gravel Excavation Permitting Process was called to order at 7:50 p.m. Mike Roina approached the Board to express the Fire Department's concerns with the proposed Driveway Regulations. The Fire Department is concerned that the width of a driveway may be too narrow to ensure that the fire apparatus will be able to access the residence. Suggestions were expressed concerning the removal of snow from the entrance of a driveway but this would be hard to enforce. It is possible to add that if a culvert were needed, the width of the driveway entrance must be on the higher end of the regulation widths. The first fire truck on scene must pull into a driveway to ensure enough hose length. The turning radius of the fire trucks is unknown at this time. Mike Roina offered to set up cones and test the turning radius of the trucks. Chairman Rose made a motion to continue the Driveway Regulation Public Hearing to May 23, 2011 at 7:30 p.m. when more information about the fire trucks will be available. Sam Cohen seconded the motion and all were in favor.

The Mining and Gravel Excavation Permitting Process was addressed to extend the existing permits to 5 years to coincide with the State Permits. Philip Germain made a motion that Section 16a shall be amended to change " permit valid 3 years" to read " new permits valid 5 years". Jeffrey Rose seconded the motion and all were in favor. It was discussed if the Board should notify the pit owners of the extension. The Board agreed to wait until such time as the owners come to the Board for a renewal. At that time a site walk will be done and an extension will be granted to extend the permit until the time when the State Permit is due. It was noted that the

extensions would be a Public Meeting and not a Public Hearing. This interim policy will dissolve after the last 3-year Town permit has dissolved.

The Board discussed the proposed Sub-division checklist as a tool for the Board. As it has been approved, Melissa Stewart will be asked to remove the words “draft” from the document.

The minutes of the April 25, 2011 meeting were reviewed and accepted with minor changes.

Sam Cohen asked about the need for a sign permit and clarification of this. Zoning article 1X refers to signage. It will be put on a list for the next Public Hearing to address the clarification of this.

Chairman Rose noted that the NH Land Surveyors require a licensed surveyor to place their stamp on sub-divisions.

A reminder was given for the Spring Planning and Zoning Session on June 11, 2011. The Board can carpool or make arrangements to go on the bus from Antrim.

A brief update was given on the Highlander Resort Condominiums project. A 6-month extension had been given which has now lapsed. The Building Inspector will notify the applicant of the need to re-apply for a new permit. A letter was received from Mr. Bolduc asking for an extension of the old permit.

There being no other business at hand, the meeting was adjourned at 9:26 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary