

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- September 26, 2011

Present Jeffrey Rose, Chairman
 Susan Smith
 Philip Germain, Ex-Officio

Guests Denise French, Town Administrator
 Gary Russell, Road Agent
 Steve Campbell, Police Chief
 David McKenzie

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

The minutes of the September 12, 2011 meeting were reviewed and accepted as written.

The Board spoke with the Department Heads present concerning the information needed for the updating of the Master Plan. The Board is looking for the status of the present condition of each department as well as a projection of the needs in the next ten years. It was stressed that the needs should be backed up by an RSA or other requirement for that department. The Road Agent spoke briefly about his upcoming projects and needs. Steve Campbell asked if the Board would have any plan to pay for the needs of each department or if this was to be just a list. The Master Plan is a tool to give direction. The Selectmen use the Master Plan to achieve the desired results. It was inquired if the Town could set up a separate account for the purchase of fire and safety equipment for the future growth of the town. Revenue could be made from the cutting and harvesting of timber from town owned property. If this were to be done, it would need to be brought before the Conservation Commission first. The Planning Board will address the Department Heads that did not attend the meeting with a checklist of the information that the Planning Board is looking for.

Chairman Rose made a motion to accept David McKenzie as a member of the Planning Board to fill the vacancy left from Melissa Stewart. Susan Smith seconded the motion. All were in favor.

The Board reviewed an advertisement for the rental/lease of the condo units owned by Rex Gray. Per the minutes of the January 11, 2010 meeting, Mr. Gray had given the Board a statement that he did not intend to rent the units. As the current leases were up, he had stated that he would not renew them. It was noted that Mr. Gray has been trying to sell the units. It was suggested that Mr. Gray approach the ZBA to ask for a waiver due to a hardship to be able to rent them for a period of time. A letter will be written to Mr. Gray letting him know that it has come to the Board's attention that he is trying to rent the units and to invite him to a Planning Board meeting. Chairman Rose will contact the Town Attorney about this matter.

The Board reviewed an advertisement listing a vacation property for rent by the owner. The ZBA approved a special exception for the property for the use of a guest cottage on the property on

August 15, 2011. The owner is advertising to rent the main house. Per the Zoning Ordinance, the owner may rent the main house, but the guest cottage shall not be used as rental property.

The Board received notification from Dennis McKenney for the property owned by Scott Liljeberg located on State Route 202 formerly known as Plants Alive stating that a copy of a new survey has been filed with the Hillsborough Department of Deeds. Mr. McKenney is requesting that the tax map be revised. Mr. McKenney states that the property shall be returned to a pre-merger status per RSA 674:a. The Board had questions about the status of the merger and when it happened. Chairman Rose shall contact Mr. McKenney for clarification and to invite both Mr. McKenney and Mr. Liljeberg to a Planning Board meeting.

As there was no other business at hand, the meeting was adjourned at 9:34 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary