

TOWN OF BENNINGTON
Planning Board
Minutes of the Meeting- October 10, 2011

Present Jeffrey Rose-Chairman
 David McKenzie
 Susan Smith
Guests Dennis McKenney
 Stephen Stockwell

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

The Board met with Stephen Stockwell and Dennis McKenney for a chat session about a possible subdivision on Mountain Road property Map 3, Lot 14. Chairman Rose appraised the Board of background information regarding the property. Upon advice from the Town Attorney, the Board was directed to RSA 674: 41 paragraph 3 stating that back lot developments must own frontage on a Class 5 road. Mr. McKenney is looking to find out the minimum requirements; such as how much frontage the front lot needs to have, prior to surveying the lots. Susan Smith asked if there was a possibility of changing the classification of the road. For the road classification to be changed, according to the Attorney, the developer would need to propose the change which in turn would need to be approved by the Planning Board, bonded, and proposal accepted by the Selectmen. Mr. Stockwell informed the Board that he has upgraded the road to Class 5 standards.

The Board proposed two options. Option one would be for Mr. Stockwell to petition the Selectmen to reclassify a portion of Mountain Road. Option two would be for Mr. Stockwell to create frontage through creating an OSRD. Mr. Stockwell and Mr. McKenney will set up a meeting with the Selectmen and notify Chairman Rose so he may attend the meeting.

Mr. McKenney met with the Board to discuss the restoration of involuntarily merged lots on Route 202, Map 7, Lot 109 owned by Scott Liljeberg. According to Town Ordinance 674:a 2b it is the Municipalities burden to prove that the merge was voluntary. History of the merge is shown on the survey. The Board will not pursue this any further.

Chairman Rose reminded Mr. McKenney that they should be hearing from him soon regarding the Harris gravel pit. Chairman Rose notified him that the application fee would be waived, as there will not be a public hearing.

Chairman Rose updated the Board on the status and opinion of Town Council on the condos developed and now offered for rent by Rex Gray for property located at 582-584 Francestown Road. A letter from Mr. Gray was shared stating his intent to sell the condos for ownership, not to rent the condos. Council feels this letter commits Mr. Gray to this plan. The Board will table this until they can obtain Philip Germain's perspective as Board member Ex-Officio.

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

The Board tabled composing a letter to send to Board and Department Heads that were not present at the last meeting pertaining to their expectations on their reports for the new master plan.

Chairman Rose will contact Denise French regarding the August 22, 2011 minutes.

The minutes of the September 26, 2011 meeting were reviewed and accepted as written.

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

Respectfully Submitted by

Karen Bartlett
Planning Board Recording Secretary