

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- May 8, 2017  
Draft

Present        David McKenzie, Chairman  
                 Christopher Maple, Vice Chairman  
                 Sam Cohen  
                 Donald Trow

Guests        Dennis McKenney  
                 David Hardwick  
                 Amy Hardwick

Chairman McKenzie called the meeting to order at 7:00 p.m.

The minutes of the April 24, 2017 meeting were reviewed and accepted with amendments. Dennis McKenney approached the Board to discuss a possible lot line adjustment for David and Amy Hardwick on Gillis Hill Road. There are currently three existing lots of record (Map 19 Lot 21A, 21B, 21C). It is proposed that Mr. and Mrs. Hardwick rearrange the boundary line with their neighbor, Mr. Valentin to provide ample road frontage on Gillis Hill Road for the ability of creating a back lot. Dennis McKenney suggested that a buildable back lot could be listed as a deed easement. The existing back lot consists of 15 acres. The Hardwicks want to be sure that they will be able to use Lot 21c and that it will not become land locked. The proposal is for the Hardwicks to swap some of their land with Mr. Valentin. This would provide Mr. Valentin with more property behind his house and the Hardwicks with more road frontage. Mr. McKenney presented a plot map referenced as plan 95-64 from the Registry of Deeds showing that the old Map 19, Lot 3 and 4 has been merged. This is not reflected on the Bennington Tax Map. It was noted that two back lots can be served with one road. The Planning Board had a question about access to a back lot by the Fire Department and other rescue vehicles. This would be addressed at such time as when the Hardwicks apply to the Planning Board to proceed.

Dennis McKenney informed the Board of an upcoming lot line adjustment on Greenfield Road located at Map 6 Lots 5 and 2. The lot is the old Harris Gravel Pit now owned by D.H. Hardwick and Son. There is plenty of road frontage and acreage for the lots. There has been no application submitted yet. Once the Town has received an application, a Public Hearing will be scheduled and certified notification will be sent to the abutters.

The Board reviewed the proposed changes for the Zoning Ordinance for a Home Business. Concerns about using an accessory building were expressed. It was noted that Francestown has

had a halfway house established in a residential area without the proper permits. It has been shut down, but it has brought up a concern about the type of business that might be put in a residential area. Work on the ordinance changes was tabled.

Chairman McKenzie reminded the Board that their next meeting would be on June 12, 2017 and that they would discuss changing the number of days required to submit an application before a hearing can happen. Currently the Town requires 15 days so that the hearing can be noticed and the State requires 21 days.

As there was no other business at hand, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary