

TOWN OF BENNINGTON
PLANNING BOARD

Minutes of the Meeting- February 12, 2018

Minutes accepted on March 26, 2018

Present David McKenzie, Chairman
 Christopher Maple, Vice Chairman
 Jeffrey Rose, Ex-Officio
 Sam Cohen
 Donald Trow

Guests Christopher Clough
 Dennis McKenney

Chairman McKenzie called the meeting to order at 7:06 p.m.

The minutes of the January 22, 2018 meeting were reviewed and accepted with amendments.

The minutes of the January 27, 2018 meeting were reviewed and accepted with amendments.

Vice Chairman Maple opened the Public Hearing for a lot line adjustment at Tax Map 19, Lot 4 and Lot 21a located on Gillis Hill Road at 7:28 p.m. Chairman McKenzie and Ex-Officio Rose recused themselves as they are property abutters. Mr. McKenney presented completed plats which showed the transfer of property between Mr. Valentin and Mr. Hardwick. The revision also shows the lot line adjustment which was provisionally accepted on January 22, 2018. Vice Chairman Maple made a motion to accept the plat as complete. Donald Trow seconded the motion and all were in favor.

Mr. McKenney presented the information for a minor sub-division of the Hardwick property at Tax Map 19, Lot 21a, b, c located on Gillis Hill Road. It was noted that the exchange of deeds and registration of these deeds at the State Registry should be completed before the sub-division is approved. If granted the sub-division would allow two back lots with a shared access road off of Gillis Hill Road. The dedicated access shall be a 50 foot wide private way which both lots could connect a driveway to. It was noted that waivers have been granted for test pits until such time as buildings are applied for. There shall be no more than two back lots and the balance of Map 19, Lot 21a would become Map 19, Lot 21 c. Sam Cohen made a motion to defer a formal decision of the sub-division until such time as the deeds between Mr. Valentin and Mr. Hardwick have been signed and exchanged and copies of the executed deeds be provided to the Planning Board. Vice Chairman Maple seconded the motion and all were in favor. Sam Cohen made a

motion to continue the Hearing to March 26, 2018 at 7:15 p.m. Donald Trow seconded the motion and all were in favor.

Chairman McKenzie re-opened the Planning Board meeting. Chairman McKenzie noted that he has a document from Mr. Horn, property owner of property located at tax map 7, lots 10,11,18 and 19, noting he has connected to the Town sewer system. JCL Septic has stated that the septic tank has been drained and filled. Chairman McKenzie will ask JCL Septic to provide a receipt showing the work that was done.

Chairman McKenzie noted that an application for a lot line adjustment at tax map 15 lots 4-1 and 4-2b-1 has been dropped off at the Town Hall. The applicant is Dennis McKenney on behalf of Robyn and Jon Manley. The application has not been date stamped as received at this time.

In other business, Sam Cohen made a motion to cancel the March 12, 2018 meeting due to voting. Vice Chairman Maple seconded the motion and all were in favor.

As there was no other business at hand, the meeting was adjourned at 8:27 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary