

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- August 13, 2018  
Minutes accepted August 27, 2018

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

Guests         James Cleary  
                  Scott Liljeberg  
                  Dennis McKenney

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

The minutes of the July 9, 2018 meeting were reviewed. Donald Trow made a motion to accept the minutes as amended. Christopher Maple seconded the motion and all were in favor.

Chairman McKenzie noted that the property located on State Route 202, Map 1, Lot 2 previously owned by Mr. Manna has now been sold to a Mr. Lee. The new owner would like to rent out the house and possibly have a bed and breakfast also. It was noted that this is not an allowed use in the Village District. It was suggested that Mr. Lee attend a Planning Board meeting for a chat session.

The Board briefly discussed RSA 674:41 d, Access to Private Way, concerning an easement compared to a private way for permanent access to a back lot. It was noted that a private way has joint ownership with full unrestricted use. Maintenance and liability are the responsibility of the owners.

It was noted that the Board had an appointment with James Cleary at 7:15 p.m. for an informal chat session, but he was running a bit late. Mr. Cleary discussed the possibility of a lot line adjustment between Map 2, Lot 26 and Map 6, Lot 2a. The property is located in the Rural Agricultural District. The properties meet both size and frontage requirements. The Board informed Mr. Cleary that he will need to make drawings of the lots for the Board to review and there will need to be a Public Hearing.

Chairman McKenzie called the Public Hearing for Map 18, Lot 2, 297 North Bennington Rd. to order at 8:00 p.m. Scott Liljeberg and Dennis McKenney approached the Board for a minor subdivision. Dennis McKenney is the applicant on behalf of property owner Scott Liljeberg.

Donald Trow recused himself as he is a property abutter. The Board reviewed the subdivision checklist with Mr. McKenney. Sam Cohen made a motion to accept the checklist as complete. Christopher Maple seconded the motion and all were in favor.

At this time, Chairman McKenzie opened the hearing. It was noted that a sitewalk would need to be done and the Conservation Commission would need to be notified. Mr. McKenney reviewed the plat with the Board. It was noted that there is presently a trailer on the lot and this will be removed. The proposed subdivided lot will be a 2.4 acre lot for a single residence. Sam Cohen made a motion to continue the hearing on August 27, 2018 at 6:00 p.m. meeting at 297 North Bennington Road for a sitewalk, to be continued at the Bennington Town Hall at 7:00 p.m. Christopher Maple seconded the motion and all were in favor. The Public Hearing was continued at which time the applicant will provide a certified copy of the wetland survey, a mylar and final plats showing the removal of the trailer.

Sam Cohen made a motion to change the scheduled September Planning Board meeting to September 17, 2018 at 7:00 p.m. as voting is scheduled for September 11, 2018. Christopher Maple seconded the motion and all were in favor.

As there was no other business at hand, the meeting was adjourned at 8:32 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary