

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- January 11, 2010

Present Jeffrey Rose, Chairman
 Barry White, Vice Chairman
 Peter Eppig
 Melissa Stewart
 Deb Perry, Alternate

Guests Josh Hall
 Rex Gray
 Peter Mellen
 Andy Jenks

Chairman Rose called the meeting to order at 7:35 p.m.

Chairman Rose noted that he had been working on the rental questionnaires. 65 envelopes were mailed out on January 11, 2010 and are due back at the end of the month.

The Gray hearing was called to order. Barry White recused himself from the hearing. Mr. Gray stated that he would prefer Mr. White to sit on the case. Mr. White will be recused from the case. Deb Perry was made a voting member for the meeting.

Peter Mellen presented revised plans to the Board. It was noted that there was no public present to speak for or against the project. Mr. Mellen pointed out the proposed landscaping improvements. An increase of number and variety of plantings have been proposed including hosta, lilac, daylilies, dogwood, rhododendron, crabapple and ground cover. There will be lawn area in front of 582 Francestown Road. Mr. Gray has obtained a plan to repair the retaining wall. The work will be done on the Gray property, as Mr. Gray was not able to get a response from his abutter. It was noted that a proposed stockade fence shall be 6 feet high.

Mr. Gray sated that he has an approval for the septic design for the building as well as a State sub-division approval with conditions of environmental water quality. It was noted that the material to be put on the driveway would be $\frac{3}{4}$ minimum pack, leveled, graded and groomed. At this time Mr. Gray does not have a State construction approval for the septic but he has been granted a sub-division approval, which is contingent on the septic approval. The plan for snow removal and storage were also discussed. The Site Plan Checklist is complete as well as the Fire Safety Provisions. The Sub-division checklist is complete with the condition of a pending State construction approval for the septic system.

The Board asked that Mr. Gray assure the Board that his intention is to sell units to 6 individuals and not use the units as rental units. Mr. Gray stated that he did not intend to rent the units but he could not guarantee that the owners did not rent them in the future. Mr. Gray noted that he would submit a letter stating his intent.

Melissa Stewart made a motion to approve the sub-division and siteplan with conditions of a letter from Mr. Gray, a mylar and the State septic approval. A vote was taken and all were in favor. Mr. Mellen left one map with the Board and took the remaining maps to add the septic approval and return a mylar.

Information was given about the upcoming meeting for the Contoocook North Branch River Management to be held on January 25, 2010. Peter Eppig will go to the meeting as a liaison.

The Planning Board worked on the Driveway Regulations. It was noted that Mr. Liljeberg would like his land to be grandfathered so that he could put his driveways in as needed. The Board was not prepared to give Mr. Liljeberg this option and noted that there is no stated expiration date on driveway permits. The Board would like the Driveway Permits to include a statement noting "by the authority of the Selectmen, Planning Board and Code Enforcement Officer". This statement should be checked by Town Counsel. The permit shall be good for one year with potential for a one year extension. A correction was made to "O. 1" to read "Driveways can not have a slope greater than 16%." "O.2" shall omit "normally" to read "Driveways shall not exceed 12%" An addition to letter J shall include the bond for the driveway apron as \$1500.

At 9:17 p.m. Mr. Jenks approached the Board for an informal chat session. Mr. Jenks was requesting permission to have an apartment on the second floor of his guest cottage for a rental space. The Jenks property is on a back lot and has obtained a variance for a residence for a handicapped individual. The variance stated that the second floor apartment would be shut down to have the first floor apartment. The variance also stated that the guest cottage could not be used as rental property. The Planning Board recommended that Mr. Jenks see the Zoning Board of Adjustment to ask to change the conditions on the variance.

It was noted that the six month review of Crotched Mountain Ski and Ride will be scheduled for February 8, 2010. As this is a continuance for the extended use and overnight stays, abutters do not need to be notified but the Board felt that it would be a common courtesy to send letters to inform the abutters.

In other business, a reminder was given that the SB2 Deliberative Session will be held on February 2, 2010 and all should try to attend. The Board has also received new plats from Dennis McKenney that the Board will review at their next meeting.

There being no other business at hand, the meeting was adjourned at 9:57 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary