

Town of Benton
Select Board Meeting
Monday September 9, 2019

Select Board Members: William R. Darcy, Chair; Regina Elliott, Carol Vincelette

Also Present: Dwight Swauger, Treasurer; Joe Boutin, road contractor

These draft minutes of the Town of Benton Select Board are believed accurate and correct, but they are subject to additions, deletions and corrections by the Select Board at the next meeting when the Board votes its final approval of the minutes. These minutes are made available at this time to conform to the requirements of New Hampshire RSA 91-A:2.

The meeting was called to order by Chairman Darcy at 6:39 PM

Member Elliott moved approval of the August 26, 2019 minutes, seconded by Chairman Darcy and approved (Member Vincelette abstaining).

Chairman Darcy reported that a meeting was scheduled with USFS on the damage to Benton maintained portion of Long Pond Road caused by the heavy equipment utilized by the USFS contractor to repair the damage to the USFs portion of the road. Road contractor Joe Boutin agreed to attend. There is no progress on getting USFS to act on our request for a snow plow turnaround area.

There was a discussion of the damage to the structural supports for the Town Hall foyer and ramp.

The Board approved the applications for building permits for Wayne Chevalier for a deck behind his residence on 504 Bradley Hill Road and for Richard and LaNilta Dickenson for extending their roof to cover a deck at 540 Bradley Hill Road.

The Board received a recommendation from the Planning Board (attached) to deny the building permit application of Fran Lufkin to locate a mobile home on Bradley Hill Road because the applicant does not own the lot described in the application and because of inconsistent descriptions of the property between the required documents submitted and Town Records. The Select Board denied the permit because the “Documents submitted misstate property ownership and/or lot #.” The Board referred to the requirements for resubmission of an approvable building permit stated in the Planning Board’s letter.

Treasurer Swauger reported an operating account balance of \$257,558.90 and an ICS balance of \$233,080.43. Checks for bills prepared by the Treasurer were signed by the Board.

Member Elliott described her successful effort to contact the NH Old Cemetery Association seminar leader to conduct a session on cemetery maintenance and restoration.

There was a discussion of meeting with the Benton Beautification Committee to discuss the cemetery and the Welcome to Benton sign.

The Chairman reviewed miscellaneous correspondence received.

Treasurer Swauger submitted the M-434 estimated revenue report to DRA. Contract assessor Steve Allen reported on delays in DRA submission of utility values which are a necessary element of the report to DRA on Town assessed property valuations (MS-1), a component of the tax rate.

The meeting was adjourned at 7:25 PM.

**Town of Benton, New Hampshire
Planning Board**

Benton Board of Selectmen
221 Coventry Road
Benton, NH 03785

September 3, 2019

Re: Building Permit Application of Fran Lufkin

Dear Selectboard:

The Selectboard referred to the Planning Board for recommendations the building permit application of Fran Lufkin received on August 26, 2019 seeking approval to locate a mobile home. The building permit requests permission to locate a mobile home on Map 1, Lot 5, but the lot stated in the NH state driveway permit submitted with the building permit application is Map 1, Lot 7-5. The lot described in the DES septic permit survey map is consistent with the lot described in Town tax and assessment records as Map 1, Lot 17-5. The Selectboard had previously sent correspondence to Fran Lufkin in November 2017 concerning the location of the mobile home on that lot without a building permit, and on June 24, 2019 concerning the receipt of a NH DES septic permit which had erroneous information concerning ownership of the lot and the lot number.

The Planning Board recommends rejection of the permit because the applicant does not own Map 1, Lot 5 and because the description of the property is inconsistent between the submitted documents and Town records. The Planning Board recommends that the Selectboard not consider the application again until 1) the applicant submits documentation describing the property, including DES septic permit, NH DOT driveway permit and building permit application, which are consistent with Town records, 2) applicant submits documentation stating when the various property improvements were added to the lot designated Map 1, Lot 17-5, including the mobile home concrete foundation, the mobile home, the septic system, the electrical interconnection, the "garage/shop" and drilling of the water well, and 3) whether the 26' x 36' garage/shop will have a commercial/small business purpose.

Best regards,



Martin Noble, Chairman
Benton Planning Board