

July 9, 2018
Town of Benton
Planning Board Minutes

Planning Board Members Present: Chairman Martin Noble, Kenneth Kealy, Sam Gregory and William Darcy

These draft minutes of the Town of Benton Planning Board are believed accurate and correct, but they are subject to additions, deletions and corrections by the Planning 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.

Chairman Noble called the meeting to order at 5:32 PM.

Chairman Noble reviewed the request by Jim Elliott for a lot line adjustment.

Member Darcy presented his research on the subject, including an article from the New Hampshire Municipal Association entitled, "Adjusting Your View of Lot Line Adjustments," the application and procedures for lot line adjustments for Haverhill, Fitzwilliam and Dover, the relevant state statute and a recent notice of hearing for a Town of Bath proposed lot line adjustment.

Member Darcy noted Benton's zoning ordinance did not have any rules for lot line adjustments and there was neither an application nor fees for that procedure. He stated that the rules for lot line adjustments were usually contained in municipal subdivision regulations and Benton had no such regulations that he was aware of.

The Board agreed that they should develop an application for lot line adjustment modeled after the first three pages of the Dover application, that a survey must be presented of a proposed line adjustment, that the abutting landowners must be notified and a public hearing held.

The Board scheduled the next meeting for July 30 at 5:30.

The meeting was adjourned at 6:15 PM.