

May 15, 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 5:34 PM.

There was discussion of the Matz property and a possible advisory opinion request about two dwelling units on the same lot.

Sam Gregory noted a camp had been built on Paul Aldrich's property last year and wanted to know if a building permit had been secured.

There was a discussion of the statutory procedure to modify the zoning regulations and master plan.

The Board reviewed and discussed the zoning regulations which Member Darcy wanted the Board to consider revising:

P 1-9 Statutory references all wrong, out of date, must be changed.

P 3 Clarification of dwelling units/residential buildings per lot/property.

P 5 Commercial or small businesses not permitted unless by Special Exception, so too public recreation, like campgrounds. Very business unfriendly, need to consider circumstances where approval appropriate without a Board of Adjustment Special Exception.

P 5 Floodplain Construction, update required?

P 6 Exterior Shell, clarify 12 months from issuance of building permit and make consistent with building permit longevity in other sections.

P 7 Section 60 soils requirements?

P 8 Fees for applicants for Planning Board or Board of Adjustment to pay for consultants, soil scientists, building inspectors, to review applications for compliance with regulations and for enforcement?

p. 9 Board of Adjustment terms of office and appointing authority should be changed to be consistent with state statutes and recent Town Meeting vote.

The Board agreed to meet next on June 25 at 5:30 at Town Hall.

The meeting was adjourned at 6:36 PM.