

May 11, 2020
Town of Benton Planning Board Meeting

Planning Board Members Present: Chairman Martin Noble, Ken Kealey, Sam Gregory and William Darcy

Also present: Kenneth Bullard and Albert J. “Sam” Boutin, Jr.

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.

The meeting was called to order by Chairman Noble at 5:34 PM

Sam Gregory moved approval of the January 6 Planning Board minutes, seconded by Chairman Noble and approved.

Sam Boutin and Kenneth Bullard presented their proposal to divide their jointly owned property adjacent to Town Hall, so that each would own about 8 acres of the land. A drawing was presented of the proposed subdivision of the land. There was some discussion of rights of way and the fact that the land did not directly border Landaff. The proposers were asked to provide a deed for the property when they file their application.

The proposers were informed the Board does not currently have a subdivision application form and will have to create and approve one before the process can start. They would be informed when the application form was available.

There was a discussion of major vs. minor subdivisions, with the standard in the regulations that a minor subdivision is one “with no potential for resubdivision.” It appeared since each new plot of subdivided land would be over 8 acres that the property would have the “potential for resubdivision” even if the owners have no intention to further subdivide.

There was discussion of the subdivision regulations which in Section 5.06 states “Three percent (3%) of the land of the proposed subdivision, with a minimum of one-half (1/2) acre, will be dedicated to public use.” Sam Boutin noted that they had already donated some land at the back of the Town Hall but, as noted on their sketch, the transaction had not been completed with the filing of a deed with Grafton County. The proposers were asked to look in their records to see if they could find the sales contract, deed, or other relevant documents.

Member Darcy handed out a State of New Hampshire checklist of information required for most subdivision applications.

The next meeting is set for May 18 at 5:30 PM in the Town Hall to develop and approve a subdivision application form.

The meeting was adjourned at 6:19 PM.