

April 1, 2019
Town of Benton
Minutes Planning Board Meeting

Planning Board Members Present: Chairman Martin Noble, Sam Gregory, Ken Kealey 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.

The meeting was called to order by Chairman Noble at 5:30 PM. Member Darcy moved approval of the January 7 and 28, 2019 meeting minutes, seconded by Member Gregory and approved.

Member Darcy nominated Martin Noble to be Chairman of the Board, seconded by Member Kealey and approved.

The members discussed tasks needed to be performed as a follow-up to the passage of the zoning amendments at the Town Meeting. The Benton Zoning Regulations need to be revised to incorporate the new changes. Furthermore, the Building Permit form has to be revised. Member Darcy suggested cooperating with the Board of Selectmen on the latter task and that in addition to changes required by the new zoning regulations, changes should be incorporated which more clearly set out the applicant requirements and procedures to be followed by the Board of Selectmen in acting on the application. In that regard it was suggested the Select Board resume the practice of referring building permits to the Planning Board. Member Darcy suggested that the Planning Board be given the opportunity to comment upon the application, but the Select Board could still act on the application if the Planning Board doesn't comment or the Planning Board recommends disapproval of the application. Planning Board review could help assure the Select Board has a complete application and necessary information before acting on a building permit application. The Board members unanimously requested that Member Darcy request the Select Board to refer building permits to the Planning Board for comments.

The Board discussed other tasks for the coming year, including additional changes to the zoning regulations, amending the Master Plan, and creating a Benton specific driveway permit form for properties on town roads.

The next meeting is set for April 29 at 5:30 PM in the Town Hall.

The meeting was adjourned at 6:01 PM