

May 1, 2024
Town of Benton Planning Board Meeting

Planning Board Members Present: Chair Martin Noble, Ken Kealey, Sam Gregory and Secretary 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 and hearing were called to order by Chairman Noble at 5:15 PM

Secretary Darcy reported that the Select Board had referred to the Planning Board the building permit application of Lou and Kim Carpenter for a garage at 239 Tunnel Stream Road. Since the application notes that the proposed garage is closer to the property line than permitted by the zoning regulations, a variance from the Board of Adjustment would be required for the Select Board to consider the application. The zoning ordinance provides that in the case of a requested variance that, “The Board of Adjustment shall consider the recommendations of the Benton Planning Board for each proposed variance.”

Members of the Planning Board reviewed the building permit application. They discussed the topography of the land and neighborhood and the distance between the proposed garage and the nearby residence. They also considered the criteria for a variance listed in the zoning regulations.

Chairman Noble made a motion to recommend to the Board of Adjustment that they grant a variance for the proposed garage at 239 Tunnel Stream Road, seconded by Member Gregory, and approved unanimously.

The Board discussed various other developments and issues in town.

The meeting was adjourned at 5:45 PM.