

September 3, 2019  
Town of Benton Planning Board Meeting

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

The meeting was called to order by Chairman Noble at 8:00 AM.

Member Darcy moved approval of the June 10, 2019 Planning Board minutes, seconded by Chairman Noble and approved. Member Darcy moved approval of the July 8, 2019 minutes, seconded by Member Kealey and approved. Member Darcy moved approval of the July 15 minutes, seconded by Chairman Noble and approved.

Members reviewed the building permit application and supporting documents of Fran Lufkin for placing a mobile home on the lot stated in the application as being Map 1, Lot 5. The Board also reviewed the history of correspondence from the Selectboard concerning the placement of a mobile home on Map 1, Lot 17-5 in November 2017 and errors in the DES septic permit in June 2019. The Board noted the inconsistent Lot number descriptions of the property in the State driveway permit (Lot 7-5), application (Lot 5), DES septic permit (Lot 5) and what is recorded in Town records (Lot 17-5). The Board also noted in the site drawing a large 26' x 36' shop and garage that was not included in the application and its possible use for commercial or small business uses. The Board concluded that it should recommend the denial of the application and advise the Selectboard in writing of its reasons for its denial and additional information that should be required upon resubmission of the application (attached).

The Board reviewed the building permit application of Richard and LaNilta Dickenson for extending their roof to cover an existing 10' x 25' deck. The Board recommended approval of the permit.

The Board reviewed the building permit of Wayne Chevalier to add a new porch/deck of 14 x 17.5' to the back of his residence. The Board recommended approval of the permit.

The next meeting is set for September 23 at 5:30 PM in the Town Hall.

The meeting was adjourned at 8:33 AM.

**Town of Benton, New Hampshire  
Planning Board**

Benton Board of Selectmen  
221 Coventry Road  
Benton, NH 03785

September 3, 2019

Re: Building Permit Application of Fran Lufkin

Dear Selectboard:

The Selectboard referred to the Planning Board for recommendations the building permit application of Fran Lufkin received on August 26, 2019 seeking approval to locate a mobile home. The building permit requests permission to locate a mobile home on Map 1, Lot 5, but the lot stated in the NH state driveway permit submitted with the building permit application is Map 1, Lot 7-5. The lot described in the DES septic permit survey map is consistent with the lot described in Town tax and assessment records as Map 1, Lot 17-5. The Selectboard had previously sent correspondence to Fran Lufkin in November 2017 concerning the location of the mobile home on that lot without a building permit, and on June 24, 2019 concerning the receipt of a NH DES septic permit which had erroneous information concerning ownership of the lot and the lot number.

The Planning Board recommends rejection of the permit because the applicant does not own Map 1, Lot 5 and because the description of the property is inconsistent between the submitted documents and Town records. The Planning Board recommends that the Selectboard not consider the application again until 1) the applicant submits documentation describing the property, including DES septic permit, NH DOT driveway permit and building permit application, which are consistent with Town records, 2) applicant submits documentation stating when the various property improvements were added to the lot designated Map 1, Lot 17-5, including the mobile home concrete foundation, the mobile home, the septic system, the electrical interconnection, the "garage/shop" and drilling of the water well, and 3) whether the 26' x 36' garage/shop will have a commercial/small business purpose.

Best regards,



Martin Noble, Chairman  
Benton Planning Board