

June 15, 2020
Town of Benton Planning Board Meeting

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

Also present: Sam Boutin and Ken Bullard

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 5:31 PM

Member Carpenter moved approval of the May 28, 2020 meeting minutes, seconded by Chairman Noble and approved.

The building permit application of April Boutin to build manufactured housing on 519 Coventry Road, having been referred from the Selectboard, was considered and discussed. There were some missing required elements in the permit and Chairman Noble agreed to work with the applicant to provide a complete application.

The Board received Secretary Darcy's attached report on the actions taken to publish notices of meetings and public hearing in *The Bridge Weekly*, and notices to abutters, along with a recording of fees received concerning the lot line adjustment and subdivision of the 16 acre parcel next to Town Hall owned by Bullard and Boutin.

Member Carpenter moved to accept the lot line adjustment application as complete, seconded by Member Darcy and approved. No one appeared to oppose the lot line adjustment. The Board discussed and reviewed the application and Member Darcy moved approval of the application, and plot survey, seconded by Member Carpenter and approved. Chairman Noble and Secretary Darcy signed the survey plat and Member Darcy agreed to file it with the Grafton County deeds office.

The Board considered the waiver of subdivision regulations submitted by the applicants concerning the ½ acre minimum set aside for public use. Given the lot line adjustment in favor of the Town and the small size of the subdivision Chairman Noble moved approval of the requested waiver, seconded by Member Kealey and approved.

No one appeared to oppose the subdivision proposal or contest its completeness. After reviewing the subdivision application of Bullard Boutin, Member Darcy moved that the application be deemed complete, seconded by Member Kealey and approved.

Concerning the Rules of Procedure, Member Kealey didn't think we needed the language concerning alternates.

The meeting was adjourned at 6:05PM.