

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 22, 2010

Present Jeffrey Rose, Chairman
 Barry White, Vice Chairman
 Melissa Stewart
 Sam Cohen, Alternate

Chairman Rose called the meeting to order at 7:41 p.m.

The Town attorney was contacted about the concept of converting the site of the Highland Inn to vacation condos. It was the opinion of the Town attorney that the Planning Board should not get involved with the ability of sale of the condo units. The project could be argued that it is an extension of an existing non-conforming use. It was suggested that the Planning Board write a letter to the ZBA to express the concerns of the Board such as size of the unit or kitchen facility. It was noted that the owner could argue that due to interruptions in construction, it was not the owner's fault that the units have been vacant.

Barry reminded the Board that May 8, 2010 would be the Spring Planning and Zoning Conference.

Barry White presented the data on Workforce Housing that has been collected. It appears by the collected data that Bennington has a sufficient amount of workforce housing available. It was noted that the survey should be updated annually. A motion was made to accept the Workforce Housing document. All were in favor.

It was noted that the Planning Board should have a presence at the polls on March 9, 2010. Melissa noted that she would answer questions by e-mail for the public. The Board also suggested calling the public to remind them to get out to vote.

Barry White noted that his next project is the Master Plan. He has collected data from Peter Eppig and is reviewing the results. It was noted that the location of the photos from the last survey are missing at this time. The filing cabinet is in need of organizing so that information is readily available. It was suggested that a new survey be started and put on line for the public to respond to.

The Board reviewed the proposed Driveway Regulations. It was noted that the new spacing made the regulations easier to read. It was noted that the Road Agent would like section N-Grade to state that normally a 10 foot, ¼ inch pitch is required if there is no problem with the rest of the driveway. It was noted that the regulations are only pertaining to new driveways. Applicants may go to the ZBA if they are in need of a variance. It was noted that the regulation needs to include that the minimum width of a driveway is 20 feet. This is referred to in the Fire Safety Codes. It was suggested that C. be changed to read, Driveways must meet all NFPA Uniform Fire Code requirements including but not limited to driveway minimum width, overhead clearance and provisions for turnarounds. The Board will talk to the Road Agent about

how many properties in town will need to go before the ZBA due to the new regulations. A meeting is scheduled for March 3, 2010 between the Selectmen, Mr. Liljeberg, the Road Agent, and the Chairman of the Planning Board.

The Board reviewed maps from Mr. McKenney for the Harris Gravel Pit. It was noted that minor changes have been made. The Board will contact Mr. McKenney as there is still no note 12 listed on the map but reference is made to it.

The Board began looking at the application for renewal of the Donald Hardwick Gravel Operation. A Completeness Review will be put on hold until the next meeting.

There being no other business at hand, the meeting was adjourned at 9:59 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary