

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- January 9, 2012

Present        Jeffrey Rose, Chairman  
                  Susan Smith, Vice Chairman  
                  Philip Germain, Ex Officio  
                  Sam Cohen  
                  David McKenzie

Guest           Peter Martel

Chairman Rose called the meeting to order at 7:35 p.m.

The minutes of the December 12, 2011 were reviewed and accepted with modifications.

The Board discussed the potential commercial development of the property located at 169 Route 202 (map 7, lot 93). Interest has been expressed in developing the lot for the purpose of building a Dollar General. The store would be comparable to a Walgreens. The potential developer wanted feedback from the Planning Board as to the possible requirements that would be needed. It was noted that variances would be needed for parking and the percentage of impervious surface. The property is located in the village district and the water resource protection area. Chairman Rose had spoken to both the Town Attorney and Lisa Murphy at Southwest Regional concerning paragraph 5 of the Water Resource Protection Area requirements. Both the Town attorney and Lisa Murphy were in agreement that the provisions apply to residential property. Chairman Rose will contact the developer with the informal recommendation of the Planning Board. The Board will invite the developer to a chat session in two weeks. Possible concerns of the Board include; paragraph 5 of the Water Resource Protection Area requirements, the percentage of impervious area, location of the septic system, driveway drainage, snow storage and the lack of potential for any landscaping.

There being no other business at hand, the meeting was adjourned at 9:05 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary