

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- December 6, 2012

Present        David McKenzie, Chairman  
                  Sam Cohen  
                  Jeffrey Rose, Ex- Officio

Guests        Peter Martel  
                  Christopher Maple

Chairman McKenzie called the meeting to order at 7:05 p.m.

Proposed changes to the Zoning Ordinance were presented. David McKenzie made a motion to accept the following proposed change. Are you in favor of repealing Article VII,k3 of the Zoning Ordinance? Recommended by the Planning Board (Reason: unnecessary). Sam Cohen seconded the motion and all were in favor.

David McKenzie made a motion to accept the following proposed Zoning Ordinance change. Are you in favor of repealing Article VII,k4 of the Zoning Ordinance? Recommended by the Planning Board (Reason: prohibited by RSA 674:39-aa). Sam Cohen seconded the motion and all were in favor. Sam Cohen suggested that the voter's guide make reference to the State Law.

The Board discussed Article X, 5 which refers to density. It was noted that strict limits on lot size, frontage and impervious surfaces serve to control density. The intent of the ordinance is overall less density. Sam Cohen proposed the following changes for Article X,5: Density.

- A. Impervious surfaces shall not exceed 20 percent of any lot in the Water Resource Protection Zone.
- B. For lots in the Water Resource Protection Zone that are not served by both public water and public sewer: The minimum lot size shall be 3 acres. Usage is restricted to one (1) single-family residence per 3 acres per lot. Commercial usage is allowed provided that it can be demonstrated that the effluent produced in each 3 acres of a commercial-usage lot does not exceed that produced by a four-bedroom single family residence.
- C. For lots in the Water Resource Protection Zone that are not served by both public water and public sewer, usage is restricted to one (1) single family residence or one (1) commercial building per 3 acres per lot.

Jeffrey Rose noted that he would like to include frontage requirements in the proposed ordinance. The underlying zone will guide the frontage requirements.

Changes to Article IX- Signs were proposed as follows:

- B.5 One portable sign of area no larger than 10 square feet is permitted per legally established business. *A portable sign is any sign that is not firmly and permanently attached to the ground or to a permanent structure.*

B.9 If more than one legally established business exists on a lot, each is permitted to have at most one freestanding sign and one sign attached to the building. All freestanding signs must be mounted on the same freestanding structure.

B.11 No sign shall exceed 20 square feet in total area.

B.12 No freestanding sign or freestanding sign structure shall exceed 16 feet in height.

Sam Cohen made a motion to accept the proposed changes to article IX-Signs. David McKenzie seconded the motion and all were in favor.

There being no other business at hand, the meeting was adjourned at 9:17 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary