

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- April 22, 2013

Present        David McKenzie, Chairman  
                 Christopher Maple, Vice Chairman  
                 Sam Cohen  
                 Peter Martel  
                 Jeffrey Rose, Ex- Officio

Chairman McKenzie called the meeting to order at 7:15 P.M.

The minutes of the April 9, 2013 meeting were reviewed and accepted with minor corrections.

The minutes of the April 8, 2013 meeting were reviewed and accepted as amended.

The Board discussed fabric structures in reference to the zoning ordinances. The ordinances are not clear if a fabric, possibly temporary structure fits the definition of a building.

Peter Martel reported on the Crotched Mountain Hearing on the pending approval of a lighting plan held in Frankestown. The Hearing was continued pending a lighting expert.

Chairman McKenzie presented a list of questions for both the Board and the public to help with the vision of the Master Plan. It was suggested that the Board review the questions and modify or add to the list. It was discussed as to how to get the questions out to the public. It was noted that the Town Department Heads, Boards, Committees and Clubs need to have input. The Board should again ask the people who have not responded to the Planning Board. Peter Martel suggested that the Board review one department at a time and invite that department to a meeting. Sam Cohen suggested that the Planning Board make it clear that future plans come with a price tag. It was noted that any projects that will have an impact on taxes would appear on the town ballot. The Planning Board needs to know what the public would like the town to look like. It might be possible to present a list to be ranked in order of importance to the townspeople. Chairman McKenzie asked that all Board members work on the list of questions for the next meeting.

Peter Martel noted that the Town website has still not been updated. It was noted that there have been many problems with the website, but it is being worked on.

Jeffrey Rose stated that Mr. Joshi has expressed interest in getting the project at the Highland Inn underway. The Notice of Decision reference the condo documents which clearly states that these are to be short-term stay condo units. The Building Inspector will remind Mr. Joshi of the short-term stay aspect of this project. It was suggested that the Board file the notice of Decision with the Registry of Deeds. If this were done, the information would show up in the future if someone were to be looking up the deed. Jeffrey Rose made a motion to add the following to the Rules of Procedure:

All plats and Notices of Decisions shall be recorded with the Registry of Deeds. The Applicant shall be responsible for the recording fees.

Peter Martel seconded the motion and all were in favor.

It was noted that the Town would pay for the filing of the Notice of Decision for the Joshi case. Jeffrey Rose will research whether the decision should be attached to the plat or to each condo unit. It was noted that a Compliance Hearing is needed for the Joshi case to determine whether the conditions on the Notice of Decision have been met.

Jeffrey Rose noted that the Board had attached correspondence from the LGC to the minutes from the Taste of Texas case. Correspondence from the LGC is treated as legal advice and is not to be attached to public documents. In the future, the Planning Board should go into non-public meeting and the records should reflect this.

There being no other business at hand, the meeting was adjourned at 8:51 P.M.

Respectfully Submitted by

Debra Belcher

Planning Board Recording Secretary