

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 25, 2013

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

Guest Peter Martel

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

A notice was received for a Public Hearing for a cell tower in Milford.

Jeffrey Rose reported on a major sub-division in Greenfield. The impact on Bennington would be more traffic. Jeffrey Rose suggested that the Board members visit other Planning Board meetings in the area.

The minutes of the February 4, 2013 meeting were reviewed and approved with amendments.

Chairman McKenzie dictated a letter to Mrs. Trow for the approval of the site plan for Map 16, Lot 9. The letter will be typed and Chairman McKenzie will be notified when it is ready to sign. A copy of the letter will be placed in the Trow file.

Sam Cohen presented the Board with a letter of rebuttal to Mr. Martel's previous letter to the Board. Copies of the letter were given to the members of the Board. The letter will be placed in the file.

Jeffrey Rose suggested that the Planning Board should have a flow chart to help direct the public. Some other towns have a Town Planner to assist the public. It is possible that the Code Enforcement Officer might be able to guide applicants through the process.

In other business, the Board discussed other tasks that need to be addressed. The Master Plan is to be used as a guideline and is in need of clarification. This is a lengthy and potentially expensive project. The Zoning Ordinance as it applies to multiple use also is in need of clarification. It was noted that new business in town would help to alleviate that tax burden but the public has shown disapproval towards some types of business. It was expressed that the ordinances should be kept simple and not over regulated. The Board needs to define what is important to Bennington. If the town wants more businesses it has to keep in mind that you can not distinguish between types of business. Chairman McKenzie suggested that the Board members review the zoning ordinances from other towns. The Board members are to look at the Zoning ordinances from some of the surrounding towns with an interest in the density rules for multi-family housing for the next meeting. It was also noted that John Cronin might be a good resource for a review of the zoning ordinances.

There being no other business at hand, the meeting was adjourned at 8:57 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary