

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

Present David McKenzie, Chairperson
 Jeffrey Rose, Ex Officio
 Peter Martel
 Sam Cohen
 Christopher Maple

Guests Annie Leger
 Barry White

Chairperson McKenzie called the meeting to order at 7:03 p.m.

The minutes of the February 25, 2013 meeting were reviewed and accepted as written.

Chairperson McKenzie informed the Board that Terry Hardwick has requested to be put on the schedule to see the Planning Board in reference to a short-term extension for their pit excavation permit. The Board will check the procedure for this and Chairman McKenzie will get back to Mrs. Hardwick.

A plat has been received for file. It is customary for surveyors to provide a new plat for the file when a survey has been done. Sam Cohen noted that per the May 9, 2011 minutes, the Planning Board may conduct a site walk when hearing a case for an excavation pit extension.

In old business, it was noted that no plats have been received or pins placed for the Blanchard sub-division.

Sam Cohen nominated David McKenzie for Chairman of the Planning Board. Christopher Maple seconded the motion and all were in favor.

Sam Cohen nominated Christopher Maple for Vice Chairman of the Planning Board. Jeffrey Rose seconded the motion and all were in favor.

In new business, it was noted that a Bible Hill resident has submitted an application for a variance to the Zoning Board of adjustment for a set back issue on a shed. The application was returned to the applicant to complete the abutter's list.

The Board discussed the Zoning Ordinance for the Water Resource Protection Zone. There is currently a restriction of a 3-acre minimum per lot. Chairman McKenzie stated that in his opinion, this is too restrictive. It was noted that John Cronin had reported to the Board that the restrictions were put in place to try to limit overpopulation with residential units. The purpose of the Water Resource Protection Zone is to protect the aquifer. The Board noted that they would like to make the town friendlier to businesses while controlling the aesthetics. Barry White stated that the Planning Board needs to update the Master Plan. The Master Plan should be used as a

guideline for the intent of the town. The Board members agreed to research surrounding towns to find out what they have in their zoning ordinances for the Water Resource Protection Zone. This was tabled until the next meeting.

Barry White stated that the Planning Board needs to update the Master Plan. The Master Plan should be used as a guideline for the intent of the town. Mr. White suggested that the Board get a copy of the disc from South West and use it to update the information. Sam Cohen will write a new questionnaire to be sent with the tax bills. The questions may also be added to the town's website. Sam Cohen asked if there were some other document that could be used if the Master Plan was not updated. It is stated that the Master Plan is to be updated from time to time. Peter Martel suggested that the Board contact the Town Attorney about the Master Plan. The Board Members will review the Master Plan section of the Planning Board Handbook for the next meeting.

There being no other business at hand, the meeting was adjourned at 9:01 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary