

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting- April 15, 2013

Present Steven Osienki
 Melissa Clark
 Sam Cohen

Guests Susan Parris
 Dennis Parris
 David Foster, Abutter
 Christopher Maple

The meeting was called to order at 7:30 p.m. Melissa Clark was voted Acting Chairperson for the meeting.

The minutes of the March 18, 2013 meeting were reviewed and accepted with modifications.

The Public Hearing for the Parris Variance request was opened at 7:35 p.m. Susan Parris presented a lot map with the proposed location of the shed they are having built. It was noted that it is a very small, non-conforming lot. The applicants are asking to locate their shed within the setback area. The applicants are aware that they need a building permit. It was noted that there were no objections made to the project by the public. The proposed location of the shed is on the only flat area on the property. Compliance to a 30-foot setback would put the shed almost on the applicant's deck and over part of their septic system. It was noted that the abutters had been notified and all fees have been received.

The Board reviewed the application and voted that the application was complete. The points of the request were reviewed. It was stated that the project was not contrary to public interest because it would not prevent emergency vehicles from accessing the neighbor's house and that the shed was to be located behind the house. The spirit of the ordinance was being followed, as there is no other place to place the shed. There was also no public objection to the project. Substantial justice would be done as the lot is small and there is no other place to put the shed. The values of the surrounding properties would not be diminished. The shed is not in full view and would be cared for. This is a small non-conforming lot with a downward, wet slope. There is no other location to put the shed. It was voted to continue the Hearing on April 22, 2013 at 6:45 p.m. at the Bennington Town Hall, when Acting Chairperson Clark will present the written notice of decision for the Board to vote on. It was noted that if the variance is approved, the applicant needs to wait until after the 30 day waiting period has passed to build.

The Hearing was formally continued at 8:04 p.m.

Respectfully Submitted by

Debra Belcher
Zoning Board of Adjustment Recording Secretary