

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- January 27, 2014

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

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

The minutes of the January 13, 2014 meeting were reviewed and accepted with amendments.

Chairman McKenzie and Jeffrey Rose reported that they have spoken with the Town Attorney about the proposed campground on Route 202. The attorney has noted that a campground is not a permitted use in the Village District and a variance could be applied for. There is a concern about the history of campgrounds as they change ownership. The town has been advised to proceed with caution so that the campground may never become permanent housing. The use of a campground shall be defined as seasonal. It is recommended that the Planning Board send the prospective applicant to the ZBA for a variance. The ZBA may put restrictions on the project. The Planning Board was also advised to adopt an ordinance defining campgrounds and their restrictions. The Board referred to the State campground regulations. Peter Martel asked about the location of the proposed project in reference to the flood plain. Some of the land is in the flood plain but not the proposed buildings. Mr. Martel also noted that it is his understanding that when a land owner comes before the Board for a chat session, they should not have a detailed plan of their project. The Board noted a need for a list of concerns for the ZBA including noise and smoke. Chairman McKenzie will be in touch with Mr. Manna and will let him know that the Town Attorney has advised the Board that the proposed campground is not a permitted use and they may go to the ZBA to request a variance.

Jeffrey Rose made a motion to begin the process of reviewing and preparing a campground ordinance to define location and parameters of what would be allowable in the Town of Bennington. Peter Martel seconded the motion. A vote was taken (Jeffrey Rose, Sam Cohen, Peter Martel, Christopher Maple- in favor, David McKenzie-abstained). It was noted that the Planning Board would like to make the definition and regulations clear. It should be stated that no permanent residential structures will be allowed other than for a caretaker.

The Board briefly worked on the questionnaire for the Master Plan as well as answering a questionnaire for the State transportation enhancement impact.

There being no other business at hand, the meeting was adjourned at 9:09.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary