

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 24, 2014

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

Guest Jonathan Charlonne

Chairman McKenzie called the meeting to order at 7:07 p.m.

The minutes of the February 10, 2014 meeting were reviewed and accepted with amendments.

Jonathan Charlonne, co-owner of JCL Septic Service approached the Board for a chat session. Mr. Charlonne is looking at purchasing property located at 172 State Route 202, Map 7, Lot 109 currently owned by Scott Liljeberg. Mr. Charlonne presented a preliminary plot plan showing a proposed business site. The lot is a two acre lot located in the Water Resource Protection District. It was noted that no more than twenty percent of the land may be impermeable surface and that the required size of the lot is three acres. The proposed business would consist of an office building as well as the main garage building for the business. The office area would include a small bathroom as well as a small kitchenette. There would be no exterior storage of fuels planned and the washing of trucks for the business would be done outside. The Town Sign Ordinance was discussed as well as lighting and hours of operation. The business will be opened from 8:00 am to 4:00 pm. It was noted that a landscaping plan will be required as well as the elevation of the building. Mr. Charlonne noted that he plans to change the grade of the land where the proposed building will be. The land will be cut so that it is pitched to the back. It was noted that the proposed buildings will meet all setbacks. Mr. Charlonne was given an application for a variance as he will need an area variance from the ZBA to proceed. It was noted that it may be possible to schedule a joint hearing with the Planning Board and the ZBA.

The Board noted that the ZBA has not received an application for a variance for the Mann, campground case. A list of concerns will be forwarded to the ZBA.

The Board discussed the Master Plan Questionnaire and how they will get it out to all the homeowners. The Board will need a household list to merge with the property owners. The goal is to get the questions out and have a meeting. The completed questionnaires may be dropped

off at the library or the Town Hall. Chairman McKenzie will send out the final version of the questionnaire to the Planning Board members for their approval.

It was noted that the March 10, 2014 Planning Board meeting will be canceled due to Town voting.

There being no other business at hand, the meeting was adjourned at 8:47 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary