

TOWN OF BENNINGTON

PLANNING BOARD

Minutes of the Meeting- August 25, 2014

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

Chairman McKenzie called the meeting to order at 7:00 p.m.

The minutes of the August 11, 2014 meeting were reviewed and amended. The minutes were tabled for review at the next meeting.

An application for a minor sub-division on the property owned by Cold Spring Land Trust located on Map 17/ Lot 34 was received. A Public Hearing was scheduled for Tuesday, September 16, 2014 at 7:00 p.m. at the Bennington Town Hall. There will be no Planning Board meeting on September 8, 2014 due to the State Primary.

The Planning Board received a copy of a survey done by Dennis McKenney which has been recorded with the Registry of Deeds.

The Master Plan Surveys have been collected and brought to Mr. White to tally the results. A total of 60 surveys were turned in.

The Planning Board was asked to think about possible changes to the Zoning Ordinance. It was suggested that a possible limit be placed on farm stands. Residents should be able to sell produce from their own property. The Board will look at the Ordinances surrounding towns have. At present, Bennington has no ordinance restricting yard sales unless they are continuous. It was noted that the Selectmen are the enforcing Board for the Town Ordinances. It was noted that a farm stand should be a temporary structure selling items produced on one's own land. Food items must meet State and Federal Regulations and only agricultural retail sales shall be allowed. The Board reviewed Francectown regulations for farm stands. It was suggested that the Code Enforcement Officer oversee farm stands. If this is to happen, a small permit fee could be imposed to cover the cost of the Code Enforcement Officer. Other suggestions were that the farm stand be no larger than 100 square feet, have adequate off road parking and have a time limit of 4 months of the year. Sam Cohen suggested that the Board

table the discussion and see what the people who returned the Master Plan Survey want for the Town.

The Board discussed a provisional trigger for Planning Board action resulting in a site plan review. A site plan review shall be triggered by non residential uses, additions that change the outward appearance of a building and all commercial ventures where the public visits the property.

Chairman McKenzie noted that land use seminars are being held by the Municipal Association. If a Board member is interested in attending a seminar they will be reimbursed by the Town.

Sam Cohen noted that there is a State law dealing with board members who do not attend meetings. It was noted that the Planning Board is in need of alternates. Damon Boudreault has shown interest and will be contacted.

As there was no other business at hand, the meeting was adjourned at 8:52 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary