

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- September 22, 2014

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

Guest         Barry White

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

The minutes of the September 16, 2014 meeting were reviewed and accepted with amendments.

Jeffrey Rose noted that Holly Macheski has been to address the Selectmen about converting the antique shop on her mother's property to a rental property. Grace Trow is the owner of the property. It was noted that the Zoning Ordinance does not allow multiple single family dwellings on a single lot. The exception to this would be a guest cottage which is for family use only and has many restrictions. It was questioned if this building had ever been a residence. It was noted that if it has not been used as an antique shop for the past year, it could lose its grandfathering. It was noted that the Selectmen have noticed a rental sign posted at the property. It was also noted that the assessment listed a bathroom that has been put in without a permit. Jeffrey Rose also noted that there are problems with compliance at Taste of Texas located on the same property. Taste of Texas is still in violation of the sign ordinance as well as not being approved for an eat and dine location. The Planning Board would like to have the applicant come in for amendments to the site plan. The lot is approximately three quarters of an acre located in the Rural Agricultural District with an overlay of the Water Resource Protection Zone. The Planning Board recommends that Ms. Macheski goes to the ZBA as the lot already has a multiple use and Ms. Macheski is asking to add another use. The Planning Board will plan to attend the ZBA meeting.

Barry White presented the results of the Master Plan Survey. 650 questionnaires were sent out. 61 were returned with 12 multiple answers from the same households. This is an 11.2% return. The surveys that were returned reflected a younger age group than the previous Master Plan. It

was suggested that the Board post the survey results on the Town Website. Barry White offered to do research for the Planning Board if it is needed.

As stated in the Master Plan Survey, the town's people would like to see farm stands in town. The Board discussed writing an enabling ordinance for this. Sam Cohen suggested that it be left as it is where there is no restriction specifically for farm stands.

The Board will work on a vision statement for the Master Plan to reflect the survey results.

As there was no other business at hand, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary