

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

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

Guest Gary MacKinnon
 Rodney Speckman

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

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

The Board heard a request from the owner of the property located at Map 22, Lot 9 to refund the reclamation bond on the property. The current owner and her husband purchased the property and the reclamation bond. The permit for the property expired in 2004 and was not renewed. It is believed that no reclamation has been done and that it has possibly “returned to nature”. The loam has been removed and the grade has not been corrected. The Board stated in the past that they do not feel qualified to assess reclamation standards. A site walk will need to be done. Chairman McKenzie will call the owner to set up a time for a site walk.

Rodney Speckman approached the Board about a business at his property located on Map 22, Lot 8a. Mr. Speckman wishes to sell hay from his property. The property has a 300 foot driveway beside which a trailer full of hay would be parked. The trailer would be beside his neighbor’s boundary line. His neighbor does not object to this. There will be no signage involved and there will be adequate access to Mr. Speckman’s home for the fire truck if needed. Mr. Speckman noted that the box truck that holds the hay will be switched out every few weeks. The Board encouraged Mr. Speckman to speak to all his neighbors. Sam Cohen made a motion that the Board finds there is no need for a permit for this use. All were in favor.

Chairman McKenzie questioned if letters need to go out to all residents in a district if more than one district is affected, such as a Zoning Ordinance proposal to permit small scale farming in Bennington. Gary MacKinnon will share the information he has received from the Department of Agriculture with the guidelines for animal density at the next meeting. Chairman McKenzie

will also present the wording for a proposed ordinance to be worked on. The Board reviewed the timeline for Hearings and Zoning Ordinance changes. It was agreed on that a stipulation is needed to require a setback unless neighbors can agree on animals located at boundary lines.

Christopher Maple has incorporated the Vision Statement into the Master Plan. Christopher Maple made a motion to adopt the 2014 Master Plan update as revised. Chairman McKenzie seconded the motion and all were in favor. The Board members signed the updated Master Plan.

There being no other business at hand, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary