

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- December 8, 2014

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

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

The minutes of the November 24, 2014 meeting were reviewed and accepted with a minor amendment.

Chairman McKenzie shared mail he received from Southwest Regional Planning Commission asking to make an advisory planning document available to the public. Sam Cohen made a motion to disregard the request as Bennington is a small town. Christopher Maple seconded the motion. Jeffrey Rose noted that the information has already been paid for and is currently available on the internet. Sam Cohen expressed concern that the Planning Board's involvement could be seen as an endorsement. A vote was taken (two yes- Sam Cohen and Christopher Maple, two no- Jeffrey Rose and David McKenzie). The motion did not pass. Sam Cohen made a motion to put the article on the Town website. Christopher Maple seconded the motion. A vote was taken (two yes-Jeffrey Rose and David McKenzie, no- Sam Cohen and Christopher Maple). The motion failed.

Chairman McKenzie has asked for clarification on the noticing requirements. If a district of 100 residences or less is affected by a zoning change, each residence needs to be noticed. Chairman McKenzie asked if the condos count as one residence or each condo is counted separately. The response was not completely clear but suggested that the Condo Association could be noticed and counted as one residence.

The Board worked on a small scale farming ordinance. Small scale farming shall include horticulture. The Board made small adjustments to Zoning Regulations from Hancock adding accessory uses of occupations such as the sale of handicrafts made on the premises and the sale of locally raised farm produce. A discussion was held about allowing fencing to the property line with the agreement of neighbors. As this can be resolved at the Zoning Board level, it was omitted. Jeffrey Rose made a motion to accept the Zoning change to put before the

voters. Sam Cohen seconded the motion and all were in favor. A Public Hearing will be scheduled for January 5, 2015 at 7:00 p.m. at the Bennington Town Hall.

There being no other business at hand, the meeting was adjourned at 8:12 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary