

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting- February 27, 2014

Present Christopher Clough, Chairperson
Sam Cohen
Melissa Clark, Vice Chairperson
Anthony Parisi, Alternate

Guests Dennis McKenney
Jonathan Manley
Robyn Manley
Christopher Maple, Planning Board Vice Chairman
David McKenzie, Planning Board Chairman
Scott Liljeberg

Chairperson Clough called the Public Hearing for a variance request for Map 15, Lot 6 to order at 7:40 p.m.

Anthony Parisi was made a voting member of the ZBA for the Hearing. Chairperson Clough gave the applicants the option of having the case heard at this time or waiting until the case could be heard with a full board of five members. The applicants agreed to have the case heard with the four members who were present.

Sam Cohen made a motion to accept the variance application as filled in complete with the memo of "see attached" for information. All were in favor.

Mr. McKenney presented a color coded map for the Board indicating the four proposed lots. It was noted that no building permits have been applied for.

The Board reviewed the required check list, noting that two of the proposed lots are located on a class VI road and not buildable unless the road is upgraded. Applicant Robyn Manley noted that she would like to hold her portion of land long term and have land for her future generations. Planning Board Chairman, David McKenzie stated that the Planning Board is in favor of the sub-division but was obligated to deny the Planning Board application for sub-division per the rules for sub-division. Per State law, the lots on a class VI road are unbuildable. There is a process to make these lots buildable but it is lengthy and involves a release from municipal liability and a town vote. Jonathan Manley noted that the family is looking to protect the land and have no desire to develop it. Scott Liljeberg noted that he believes the class VI road is a natural division and there are other class VI roads in town which have houses on them. There was no opposition to expressed to granting the variance.

At 8:05 p.m. the Board closed the Public Session and entered into deliberation. The Board sited no objections or concerns with granting the variance. Anthony Parisi made a motion to grant the variance. Sam Cohen seconded the motion and all were in favor of granting the variance. Chairperson Clough will get a letter granting the variance to the applicant.

There being no other business at hand, the meeting was adjourned at 8:07 p.m.

Respectfully Submitted by

Debra Belcher
Zoning Board of Adjustment Recording Secretary