

TOWN OF BENNINGTON  
ZONING BOARD OF ADJUSTMENT  
Minutes of the Meeting- October 20, 2014

Present Christopher Clough, Chairperson  
Anthony Parisi  
Steven Osienski  
Sam Cohen  
Melissa Clark, Vice Chairperson (7:09p.m.)

Guests Holly Mecheski  
Donald Trow

Chairperson Clough called the meeting to order at 7:02 p.m.

The minutes of the September 15, 2014 meeting were reviewed and accepted as written.

Holly Mecheski and Donald Trow approached the Board noting that they were referred to the ZBA by the Chairman of the Planning Board. They are looking to use the building next to the Taste of Texas on Route 202 as a rental property. The building has been used as an Odds and Ends shop. Ms. Mecheski was given the paperwork to apply for a variance and a copy of the Zoning Ordinance. Parking was discussed as well as the minimal impact of only one bedroom and bathroom in the unit. The property is located in the Rural Agricultural zone with an overlay of the Water Resource Protection Zone. It was noted that the unit has lost the ability to be grandfathered as it has been unused for more than a year. Ms. Mecheski is asking for two residential units and a business on a small lot. The minimum acreage per unit is two acres (three acres for the Water Resource Protection Zone) and the lot is approximately one acre. The Board discussed possible variances that might be needed, but noted that the normal procedure is to come to the ZBA with a list of variances that the Planning Board has required. Chairperson Clough stated that Ms. Mecheski needed to go to the Planning Board first to identify all variances that would be needed.

As there was no other business before the Board, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted by

Debra Belcher

Zoning Board of Adjustment Recording Secretary