

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- July 27, 2015

Present David McKenzie, Chairman
 Christopher Maple, Vice Chairman
 Sam Cohen

Guest Dennis McKenney

Chairman McKenzie called the meeting to order at 7:03 p.m.

The minutes of the June 22, 2015 meeting were reviewed and accepted with amendments noting that the Harris excavation was named in error; it should have been the Hardwick excavation.

Mr. McKenney approached the Board for a chat session about the property in the center of town owned by Peter Horn. Mr. Horn is interested in re-configuring his lots to allow multifamily housing which is a permitted use. There would be enough frontage and the property has approximately 1.7 acres. Mr. Horn would need to have a lot line adjustment on three lot lines. Mr. McKenney noted that the four tracts of land were merged by the Town for tax purposes and it would be ideal to reconfigure the lot to allow a five unit dwelling. It was also noted that the driveway will be moved away from the corner of the road. Mr. Horn will need to do a lot line adjustment first and then the Planning Board will do a Site Plan Review. Mr. McKenney noted that the property has both Town water and sewer and is not in the Water Resource Protection Zone. The Planning Board reminded Mr. McKenney that the parking area will require two spaces per dwelling and the spaces need to be 10 feet by 20 feet. Mr. McKenney stated that he will look into whether the lot was involuntarily merged.

The Hardwick excavation permit is due in late August. Mr. McKenney, who is an agent for the Hardwicks stated that August 24, 2015 would work well. Mr. McKenney was reminded that the application would need to be in on time to be noticed. Chairman McKenzie will contact the Hardwicks about the renewal.

Chairman McKenzie stated that the Planning Board will need to obtain plans for the future from Town Department Heads. Chris Maple presented his edited version of the Future Land Use

section of the Master Plan for the Boards review. Chairman McKenzie will make the corrections and sent a copy to the Board Members.

As there was no other business at hand, the meeting was adjourned at 8:06 p.m.

Respectfully Submitted by

Debra Belcher

Planning Board Recording Secretary