

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting –October 19, 2015

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

Guests Patrick Greene
Casey Greene

Chairperson Clough called the meeting to order at 7:00 p.m.

The minutes of the July 14, 2015 meeting were reviewed and accepted as written.

The minutes of the July 20, 2015 meeting were reviewed and accepted as written.

The minutes of the September 21, 2015 meeting were reviewed and accepted as written.

Chairperson Clough opened the Public Hearing for a variance for 14 Acre Street, Map 7, Lot 61 at 7:17 p.m. Mr. Greene has applied for a variance for a rear setback of an addition on a shed. Chairperson Clough noted that he is an abutter to the property, but could be objective. Mr. Greene did not know exactly where the back lot line to his property is located. It is assumed that the shed may be within the back setback. The Board reviewed each article of the application for variance. Chairperson Clough made a motion to accept article 1: granting the variance would not be contrary to the public interest. Anthony Parisi seconded the motion and all were in favor. Chairperson Clough made a motion to accept article 2: if the variance were granted, the spirit of the ordinance would be observed. Melissa Clark seconded the motion and all were in favor. Sam Cohen made a motion to accept article 3: granting the variance would do substantial justice. Chairperson Clough seconded the motion and all were in favor. Sam Cohen made a motion to accept article 4: if the variance were granted, the values of the surrounding properties would not be diminished. Chairperson Clough seconded the motion and all were in favor. Chairman Clough made a motion to accept article 5Ai: owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. Sam Cohen seconded the motion and all were in favor. Sam Cohen made a

motion to accept article 5Aii: owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because the proposed use is a reasonable one. Anthony Parisi seconded the motion and all were in favor. It was noted that the variance was granted. Check #2053 in the amount of \$99.25 was given to the Recording Secretary for the application fees.

There being no other business at hand, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted by

Debra Belcher
Zoning Board of Adjustment Recording Secretary