

TOWN OF BENINGTON
PLANNING BOARD
Minutes of the Meeting- April 10, 2017
Draft

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

Guests Austin Turner, Bohler Engineering
 Patrick Natreba, Lisciotti Development
 Jon Manley
 Michelle Stahl
 Joseph MacGregor
 Robert Geddes

Chairman McKenzie called the meeting to order at 7:02 p.m.

The minutes of the March 6, 2017 meeting were reviewed and accepted as written.

Chairman McKenzie reviewed the rules of order and made introductions of the Board to begin the completeness review for the sub division application for Map 16 Lot 2. It was noted that the applicants have been granted a variance from the Zoning Board of Adjustment for a commercial building within the rural/agricultural district. It was also noted that Dollar General is not currently the owner of the property and the purchase is contingent on the acceptance of the project from the Town. The Board completed the checklist for a completeness review for the sub-division application. Christopher Maple made a motion to accept the application as complete pending the receipt of sewerage and septic approvals from the State, driveway permits from the DOT, a shared driveway agreement, payment of recording fees, and a letter from the Fire Chief noting that there is an adequate water supply as well as the addition of the test pit information on the mylar. Donald Trow seconded the motion and all were in favor. Sam Cohen noted that there

appears to be a change in the property line since the variance was given by the ZBA. The boundary has in fact changed a little.

The Board reviewed the site plan review application for Map 16, Lot 2 for completeness. It was noted that there is no current proposal for use behind the proposed building area. A letter was received by the Planning Board from South West Regional noting the traffic impact. Donald Trow made a motion to accept the application as complete pending the receipt of the height of the surrounding structures and the addition of the property owner across the street. Christopher Maple seconded the motion and all were in favor.

Chairman McKenzie opened the Public Hearing at 8:20 p.m. Austin Turner from Bohler Engineering presented the sub-division proposal. The primary parcel is 21.9 acres, 19.4 acres will be retained by the present owner. The 2.5 acres that will be sub-divided will have a frontage of 387 feet. The proposed project is not located in the Water Resource Protection Zone.

Austin Turner also presented the Site Plan proposal. The proposed project will be a Dollar General Retail Store. The store will be 9100 square feet. There will be 30 parking spaces in the front of the store that are 10 feet by 20 feet. The store will have a single access off of State Route 202. The hours of operation are 8:00 a.m. to 10 p.m. 7 days a week. Deliveries are not done at peak store hours and there is only 1 primary delivery a week. The lighting for the store will be downward facing and will remain on for ½ hour after the store closes when the security lighting will come on. The pole lighting will go off and the building will have sidewalk lighting for the perimeter.

Mr. Turner explained in detail the use of the detention basins. One basin will collect the roof drainage through underground piping. The basins will be lined with a stone material to filter run off. It will be the store's responsibility to clean out the basin filtering system, but the Dollar General has a maintenance plan in place. During the first 6 months, the basins will be checked after every storm. The parking lot will have a ridgeline that will direct the water to the basin. The basins are designed for both State and Local standards for both the 100 year flood line and the 50 year flood line. One of the basins is designed so that any overflow will weep into the natural wetlands where it will perk into the ground. The roof run off will be filtered in the basin which is like a basin within a basin with stone and a fabric filter. The soil under the basin will remove anything that is not trapped in the filters before it enters the ground. The roadside ditch will have a culvert for ground water run-off. It was noted that the recharge volume standards satisfies the Department of Environmental Services. Mr. Manley expressed a concern for the wetlands, the river, and Mr. Geddes' property. It was noted that just over 27% of the area will be impervious area which will include the proposed parking lot.

Chairman McKenzie called for the Public Hearing to be continued on April 24, 2017 at 6:00 p.m. at the property designated as Tax Map 16, Lot 2, located on State Route 202 for a sitewalk of the property to be followed at 7:00 p.m. at the Bennington Town Hall. The Public Hearing was suspended at 9:10 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary