

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- April 24, 2017
Minutes accepted- May 8, 2017

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

Guests Austin Turner, Bohler Engineering
 Patrick Netreba, Lisciotti Development
 Jon Manley, Conservation Commissioner
 Joseph MacGregor, Conservation Commissioner
 Mike Munhall, Conservation Commissioner

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

Jeffrey Rose made a motion to elect David McKenzie as Chairman of the Planning Board and Christopher Maple as the Vice Chairman of the Planning Board. Donald Trow seconded the motion and all were in favor.

The Public Hearing for a Site Plan Review for Map 16, Lot 2 reconvened at 7:04 p.m.

The minutes of the April 10, 2017 meeting were reviewed and accepted with corrections.

Austin Turner, from Bohler Engineering gave a brief update on the progress that has been made on the project. The Department of Transportation just needs to process the driveway permits for the lot. Austin has spoken to the Fire Chief. The Fire Chief has asked if the proposed building will have sprinklers and a fire alarm. This is not required by the State. The Fire Chief also asked if the catch basin will hold enough water for the Fire Department to use as a water source. The catch basin is not designed to be a dry hydrant. The Fire Chief will be sending a letter of his approval for the project. A response has been received from South West Regional concerning the driveway. No driveway will be allowed directly across from another driveway. It was noted that the proposed project is a low generator of traffic.

As the Conservation Commissioners have expressed a concern about the wetlands and the effect that the runoff water will have, it was noted that the storm water from the hill behind the building

will be directed around the building. The building will be elevated and swales will direct the water flow. Mr. Manley asked if the hillside is cut away, will this add to the standing water located at the test pit site. It should not affect the amount of standing water. The back side of the building will be graded to the existing tree line. This will be a length of about 50 feet. The tree line will be left as a buffer. A privacy wall will be installed adjacent to the abutter's property. This will be a solid wall 8 feet tall and approximately 50 feet long along the North side of the lot. The existing culvert will be replaced with a high density culvert. The forested area of the lot will be cleared to within 5 or 6 feet of the wetlands. The wetlands will not be disturbed. The snow storage will be contained in the front area of the parking lot and behind the building where the trash area is located. If there is more snow than can be contained in the designated area, the snow will be removed off site. It was noted that the final mylar will show the privacy wall. The Board will receive a pdf computer file of the plat and both paper and mylar plans.

Austin Turner presented an architectural overview of the building. The siding is made of a product that will have the look of wood, but is highly durable. The side of the building facing the road will have 2 colors, a main color and a band of secondary color. There will be a canopy over the front area and a porch area that will extend out 8 feet. The porch area will be 130 feet long. There will be windows in the front of the store to give a more aesthetic look, but they are not functional for the public to look through. There will be an illuminated sign that will be backlit and will comply with the Town's sign ordinance. The sign will be turned off when the store closes. There is also a proposed pylon sign at the entrance in the right of way. A floor plan of the building will be provided with the building permit application.

Joseph MacGregor asked about the Regional Impact Study and if that would have anything to do with the project. It was explained that surrounding towns need to be notified if a project is found to have regional impact. Antrim has been notified of the Public Hearing.

A landscaping plan was presented. The front part of the site will be planted with sod so that there will be lush grass. Behind the building will have grasses that require less maintenance. The vegetation in the front will not be cleared. The driveway will be no closer to the wetlands than it currently is. The driveway will have a double lane exiting and a single lane entering. There is a proposed ground standing sign which will be illuminated and in compliance with the Town Sign Ordinance.

The lighting plan includes a pole mounted light located by the north side of the entrance. There will also be building mounted lights and pole mounted ground lights. The lighting will have downward illumination and the project is dark sky compliant.

The public part of the hearing was closed and the Board went into open deliberation at 8:15 p.m.

It was noted that this business is one that people are concerned about. The Board reviewed the landscaping design. It was noted that the pins would need to be set before the mylar could be signed for the sub-division. The surveyor will set the pins and it will be referenced on the mylar. Jeffrey Rose made a motion to grant the sub-division request with the condition of the placement of the pins delineating the boundary between the newly created Lot 2A and Lot 2 of Tax Map 16 Lot 2, and the delivery of a recordable mylar plat and three paper copies of that plat. Christopher Maple seconded the motion and all were in favor.

Sam Cohen made a motion to approve the site plan for the newly created Map 16 Lot 2A, located on State Route 202 with the conditions of delivery of a recordable mylar plat and three paper copies of the plat, delivery of a copy of a State-Issued Driveway Permit, delivery of a copy of a State-Issued Septic System Permit, and the delivery of a copy of a letter from the Bennington Fire Chief stating that the Fire Department has no concerns about the ability to provide fire protection at the site. Donald Trow seconded the motion and all were in favor.

In other business, Chairman McKenzie reminded the Board that the next Planning Board meeting will be May 8, 2017. Jeffrey Rose noted that he has seen an article about an addiction/recovery household in Frankestown. This is in a residential home and may have an impact on the consideration of home businesses. This will be tabled for the next meeting.

As there was no other business at hand, the meeting was adjourned at 8:37 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary