

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- June 12, 2017  
Minutes approved- June 26, 2017

Present        David McKenzie, Chairman  
                 Christopher Maple, Vice Chairman  
                 Jeffrey Rose, Ex Officio (7:25)  
                 Sam Cohen  
                 Donald Trow

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

The minutes of the May 8, 2017 meeting were reviewed and accepted with a minor amendment.

The Board reviewed the proposed zoning changes for home businesses. They discussed a possible need to require a minimum number of parking spaces for the residence and the home business. The requirement shall be left as adequate off-street parking must be provided for business visitors. Sam Cohen made a motion to accept the proposed changes to the zoning ordinance for home business. Christopher Maple seconded the motion. The motion passed 3 to 1 ( David McKenzie opposed, Sam Cohen, Donald Trow, and Christopher Maple were in favor). The proposed zoning ordinance change will go before the voters in March.

The discussion on how many days shall be required before a hearing to submit an application was tabled. Chairman McKenzie will research this for the next scheduled meeting.

It was pointed out that there is an error on the sub-division application as well as the checklist. The price charged per abutter should be listed as \$8 and is still listed as \$6. It was also noted that the sub-division checklist has the word conversation instead of the word conservation. Jeffrey Rose made a motion to have the paper application updated. Sam Cohen seconded the motion and all were in favor. It will be brought to the attention of Kristie LaPlante so that she can make the changes. In discussing the intended meaning of section A3 of the sub-division checklist, Sam Cohen made a motion to change section A3 to “with names and addresses of all entities who have a legal right to restrict uses of the property.” Christopher Maple seconded the motion and all were in favor.

Jeffrey Rose asked what would trigger a Home Business Review? This would be a Conditional Use Permit. An individual could fill out a form to submit for review by the Planning Board indicating what is being done. The Selectmen enforce the ordinance. Sam Cohen suggested that

the Planning Board review the applications for a Conditional Use Permit. If the use is in compliance, the application will be signed, dated and filed with the Planning Board.

Jeffrey Rose handed out copies of two articles about Home Business Ordinances. They were reviewed, but the Board had already voted on the article changes.

In other business, the Board reviewed an application for a lot merger for Map 3 lots 1 and 2 belonging to the Hardwicks. The Public Hearing is scheduled for June 26, 2017 and should appear in Thursday June 15, 2017's newspaper. The Board could not determine what the property owner intent is from the information that has been given. Mr. McKenney will be needed to explain the proposed merger and he will be present at the Public Hearing.

As there was no other business before the Board, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording secretary