

TOWN OF BENNINGTON
PLANNING BOARD

Minutes of the Meeting- October 9, 2017

Minutes accepted on November 13, 2017

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

Chairman McKenzie called the meeting to order at 7:00 p.m.

The minutes of the September 11, 2017 meeting were reviewed and accepted with amendments.

Sam Cohen presented new updates for the proposed Home Business Ordinance. Jeffrey Rose noted that he is not comfortable moving forward on this. If an application is required, the Town can be informed about the intent and violations can be corrected before they are a problem. Sam Cohen made a motion to accept the proposed change to the Zoning Ordinance/ Home Business drafted on August 15, 2017 to modify the Zoning Ordinance. Christopher Maple seconded the motion. There was no discussion. The motion passed with a 3/2 vote (yes- Sam Cohen, Donald Trow, Christopher Maple. No- David McKenzie, Jeffrey Rose).

In other business, the Board received an e-mail from the Code Enforcement Officer asking for consideration of changes to the Zoning Ordinance specifically for setbacks. The recommendations were to decrease the required front setbacks. This would allow building closer to the road and less need of tree removal. The Board noted that they have not heard of any issues with the current setback requirement. If there were a problem with the current setback requirement, a variance may be applied for. Jeffrey Rose suggested a phone conference with the Code Enforcement Officer. Jeffrey Rose recommended the Board leave the setback as it currently is. The discussion was tabled.

It was noted that the Annual Budget request was submitted and it is the same as the previous year.

Modifications to the Driveway Ordinance were proposed. Jeffrey Rose made a motion to merge the proposed changes with the existing Ordinance. After the first two sentences which shall remain as written, insert "included with the permit application the property owner shall submit a signed and dated informal drawing demonstrating that the proposed location meets the

requirements of this ordinance to the Road Agent who shall sign and date this document to signify his or her approval. The drawing shall be filed with the performance bond when generated.” Chairman McKenzie seconded the motion and all were in favor.

In other business, Chairman McKenzie gave the Board information about State proposed replacement of the bridge over Russell Brook, also known as Carkin Brook on South Bennington Road. This bridge has been red listed by the State and is slated for replacement.

Sam Cohen gave the Board an update from the ZBA in reference to the variance granted to Bennington DG for a sign variance. Mr. Cohen was concerned that granting the variance sets precedent as the business needed a variance to have more than one sign as well as the size of the sign. Mr. Cohen suggested that the Board consider changing the ordinance to allow a single business to have two signs, one free standing and one on the building. The concern was noted.

As there was no other business at hand, the meeting was adjourned at 9:07 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary