

TOWN OF BENNINGTON
PLANNING BOARD

Minutes of the Meeting- January 27, 2018
Minutes accepted on February 12, 2018

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

Guests Steve Osienski
 Robyn Clough
 Jonathan Manley, Sr.
 Joshua Boucher
 Michael Munhall
 Dennis McKenney

Chairman McKenzie called the 2nd Public Hearing for proposed Article XVII, Section 14 of the Bennington Zoning Ordinance to order at 10:02 a.m.

The public was given an opportunity to review the proposed article and the Hearing was opened to Public Discussion. Jeffrey Rose expressed concern that the proposed article did not provide adequate protection for neighboring property owners of a home business especially in the more densely populated Village District. It was noted that the current home businesses in town would be grandfathered. Mr. Manley questioned the change in the name of the ordinance from Home Occupation to Home Business. The change was for clarification. Mr. McKenney noted a concern about multiple home businesses at one residence. Each Home Business would be treated as a separate entity. It was also clarified for Mr. McKenney that four people for each Home Business could be working on the property at one time. Sam Cohen made a motion for the minutes to show the Planning Board's intent not to limit a single property to a single Home Business. Donald Trow seconded the motion which passed with a 4 to 1 vote (yes- David McKenzie, Sam Cohen, Donald Trow, and Christopher Maple. No-Jeffrey Rose). It was questioned if the ordinance would be enforceable. The ordinance would be enforced only if there is a complaint received. Sam Cohen made a motion to move the proposed article to the ballot. Donald Trow

seconded the motion. Jeffrey Rose noted that he felt that the article needs to be more specific. The motion passed with a 4 to 1 vote (yes- David McKenzie, Sam Cohen, Donald Trow, and Christopher Maple. No- Jeffrey Rose). The article will appear on the March Town Ballot.

There being no other business at hand, the meeting was adjourned at 11:05 a.m.

Respectfully Submitted by

Debra Belcher

Planning Board Recording Secretary