

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- April 8, 2019  
Minutes accepted on June 10, 2019

Present        David McKenzie, Chairman  
                  Sam Cohen, Vice Chairman  
                  Mark Mackesy, Ex Officio  
                  Donald Trow  
                  Luke Hardwick

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

Luke Hardwick was introduced as the newly elected Planning Board member. He was sworn in by the Town Clerk before the meeting.

Donald Trow made a motion to keep the same slate of officers for the year. He nominated David McKenzie for Chairman and Sam Cohen for Vice Chairman. Mark Mackesy seconded the motion and all were in favor.

The minutes of the March 4, 2019 meeting were reviewed. Sam Cohen made a motion to accept the minutes with a minor typo correction. David McKenzie seconded the motion and all were in favor.

The Planning Board reviewed Bennington Zoning Ordinances. Discussing the ordinance for back lots, the Board questioned the reason for requiring 4 acres for a guest cottage. Two of the original writers of the Zoning Ordinance still reside in town. It was suggested that the Board speak with them for clarification on the zoning requirements. It was noted that the limit for square footage in an accessory dwelling is different from that of an in-law apartment.

Sam Cohen made a motion to eliminate XIV-B-3 (acreage) from the Zoning Ordinance and change XIV-B-4(total living area) to 750 square feet. Mark Mackesy seconded the motion. Chairman McKenzie made a motion to table the motion. Sam Cohen seconded the motion and all were in favor.

Sam Cohen made a motion to make the following changes; VII-B: or *significantly altered in its exterior dimensions* except....

VII-L-2-d: [Replace all text with the following:]

A private way connecting a buildable back lot to a public way shall provide free, unobstructed, and unlimited right to use that private way to access that buildable back lot, and the owner(s) of that lot shall have no less financial interest in, nor fewer rights to nor responsibilities for that private way than if that private way were a deeded easement running with the land that allows free, unobstructed, and unlimited right to use it as a means to access that buildable back lot.

VII-L-6...buildable back lot *and* the nearest point... ... in *an* instance...

Mark Mackesy seconded the motion. Chairman McKenzie moved to table the motion. The motion was tabled.

Sam Cohen brought forward other assorted typos that should be cleaned up when the Zoning Ordinance is updated.

As there was no other business at hand, Mark Mackesy made a motion to adjourn the meeting. Donald Trow seconded the motion and the meeting was adjourned at 8:03 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Boards Recording Secretary