

TOWN OF BENNINGTON  
ZONING BOARD OF ADJUSTMENT  
Minutes of the Meeting- July 20, 2020  
Minutes accepted on May 10, 2021

Present       Melissa Clark, Chairman  
                  Sam Cohen, Vice Chairman  
                  Jeffrey Rose  
                  Michael Munhall

Guests        James Pitchard  
                  Kristie LaPlante, zoom administrator  
                  Dana Farmer, (via zoom)  
                  Christopher Maple

Chairperson Clark called the meeting to order at 7:02 p.m.

The minutes of the April 15, 2019 meeting were reviewed and approved as written.

The Board reviewed an application for a variance submitted by James Pitchard of 3 Rogers Road Map 3, Lot 27a. Mr. Pitchard is requesting to open an auto and small engine repair business on his property. The property is located within the Water Resource Protection Zone. Jeffrey Rose asked about the proposed containment concept. A containment system and spill kit with a spill plan will be on site at all times. It was noted that all oil changes will be done inside the garage and on a cement pad. There will be a cap of four vehicles at any given time. Mr. Farmer, an abutter had a concern about the hours of operation. Mr. Pitchard noted that if he is disturbing the neighbors they can call him and he will work with them. Mr. Pitchard indicated that he is looking for this to become a full time garage. It was questioned that if a variance was granted with conditions, would there be inspections to show compliance? The method of inspection is that an inspection will be held if there is a complaint.

Jeffrey Rose made a motion to approve the variance with the condition that all changes of auto fluid be done within the garage with a containment system on a concrete pad in conformance with all State and Federal laws. All waste fluids will be stored within the building. Sam Cohen seconded the motion.

The motion was tabled and Sam Cohen made a motion to accept Christopher Maple to fill a vacant position on the Zoning Board of Adjustment for one year. Jeffrey Rose seconded the motion and all were in favor.

The previous motion made by Jeffrey Rose was put back on the table. Sam Cohen seconded the motion and all were in favor.

In other business, Sam Cohen made a motion to elect Melissa Clark as the ZBA Chairperson. Jeffrey Rose seconded the motion and all were in favor.

Melissa Clark made a motion to elect Sam Cohen as ZBA Vice Chairperson. Jeffrey Rose seconded the motion and all were in favor.

There being no other business at hand, the meeting was adjourned at 7:49 p.m.

Respectfully Submitted by

Debra Belcher  
Zoning Board of Adjustment Recording Secretary