

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 8, 2021
Minutes approved on March 15, 2021

Present David McKenzie, Chairman- via zoom
 Sam Cohen, Vice Chairman
 David Hardwick, Ex Officio
 Donald Trow

Guests Kristie LaPlante, zoom Administrator
 Jennifer Estle
 Scott Estle
 Roger Cawley
 Doreen Cawley
 Emily Peyton

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

Jennifer and Scott Estle approached the Board for a chat session concerning the possibility of building an animal hospital on property located at Map 2, Lot 8, which is located at 287 Greenfield Road in Bennington. The Estles are hoping to sub-divide to create a 5 acre lot on the corner of the property. The current lot is approximately 59 ½ acres with a portion in current use. It was noted that the property is located in the rural/agricultural zone and an animal hospital is not an allowed use in that zone. The Estles were told that a site walk could not be done before April. The Board suggested that the Estles contact a surveyor and that they would need to apply for a variance, as well as an application for sub-division and site plan review. It was noted that the property will need to be surveyed and pins put in before a public hearing could be held.

The minutes of the January 11, 2021 meeting were reviewed and accepted as written.

At 7:47 p.m., Emily Peyton approached the Board for a chat session concerning the property located at Map7, Lot 92, off of State Route 202. Ms. Peyton is in the process of purchasing the property with the intent of adding a small studio building and replacing the existing trailer with a house. The property is currently listed as having 5 living units which are a non-conforming use that is grandfathered. It was noted that the property is in the Water Resource Protection Zone

and access to the property requires crossing the railroad tracks. The Board recommended that Ms. Peyton call the Building Inspector to discuss what might be allowed.

As there was no other business at hand, Donald Trow made a motion to adjourn the meeting. David Hardwick seconded the motion and the meeting was adjourned at 8:24 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording secretary