

TOWN OF BENNINGTON  
ZONING BOARD OF ADJUSTMENT  
Minutes of the Meeting- October 3, 2023  
Draft

Present       Melissa Clark, Chairperson  
                  Robert Christian, Vice Chairperson  
                  Christopher Maple  
                  Jeffrey Rose  
                  Peter Martel, Alternate

Guests        Michael Caisse  
                  Lisa Caisse

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

The minutes of the September 5, 2023 meeting were reviewed and accepted as written.

Peter Martel was made a voting member of the Zoning Board of Adjustment for the meeting.

The Public Hearing for a variance request for the property located at 15 Dodge Hill Road, Map 11, Lot 6 was opened at 7:15 p.m. Chairperson Clark asked the applicants if they would like her to recuse herself as she is an abutter. The applicants indicated that they were fine with her continuing on the case.

Jeffrey Rose made a motion to go on a site walk so that he could formularize himself with the property. Robert Christian seconded the motion and a vote was taken. The motion passed with 4 yes and 1 no (Melissa Clark-no, Jeffrey Rose-yes, Robert Christian-yes, Peter Martel-yes, Christopher Maple-yes). A date and time were set for the site walk, Thursday, October 5, 2023 at 6pm. To meet at 15 Dodge Hill Road.

Robert Christian suggested that with minor changes to the plan a variance might not be needed. It was proposed that the location of the bulkhead be moved to back of the structure and that the front step be constructed as a non-attached step. This would allow the proposed building to be located within the allowed set back area. The applicant noted that they have a deadline with their bank and need to be able to begin as soon as possible. The Zoning Board of Adjustment members noted that they would need to check with the Code Enforcement Officer to make sure that the proposed changes would allow the applicant to continue. The applicant

agreed to have the bulkhead moved to the back of the building or move the house over and have detached or freestanding stairs at the entrance.

Chairperson Clark set a date of October 10, 2023 at 7:30 p.m. to continue the Public Hearing. It was noted that if the Code Enforcement Officer agreed with the changes, no variance would be required and the site walk and continuation of the Public Hearing would not be needed.

As there was no other business at hand, the meeting was adjourned at 7:38 p.m.

Respectfully Submitted by

Debra Belcher  
Zoning Board of Adjustment Recording Secretary