

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- June 9, 2026
Draft

Present Cory Lawrence, Chairman
 Todd Wheeler, Vice Chairman
 Donald Trow
 Melissa Clark

Chairman Lawrence called the meeting to order at 6:00 p.m.

The minutes of the April 13, 2026 meeting were reviewed and accepted as written.

It was noted that signatures have not been done for the Matthewson lot as no mylar has been received yet. A reminder will be included with the Notice of Decision.

In other business Melissa Clark made a motion to accept the Town of Bennington Floodplain Ordinance to reference the updated Floodplain Ordinance as adopted by the Board of Selectmen on June 15, 2026. The requirements were reviewed and Melissa Clark made a motion to accept (A)" The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 330 U.S.A. 1334." Cory Lawrence seconded the motion and all were in favor (Cory Lawrence, Donald Trow, Melissa Clark, Todd Wheeler).

Melissa Clark made a motion to accept (B) "The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation)". Cory Lawrence seconded the motion and all were in favor (Cory Lawrence, Donald Trow, Melissa Clark, Todd Wheeler).

Melissa Clark made a motion to accept © The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

- (i) all such proposals are consistent with the need to minimize flood damage;
- (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and

(iii) adequate drainage is provided so as to reduce exposure to flood hazards. Cory Lawrence seconded the motion and all were in favor (Cory Lawrence, Donald Trow, Melissa Clark, Todd Wheeler).

In other business, the Board discussed the need to update the Master Plan. This will be on the agenda for the August meeting. The Board will discuss the possible need for an ordinance for HOA and Air B&B.

As there was no other business at hand, the meeting was adjourned at 6:26 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary