

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- January 3, 2011

Present Jeffrey Rose, Chairman
 Melissa Stewart, Vice Chairman
 Philip Germain, Ex Officio
 Sam Cohen
 Barry White

Guests Peter Martel (8:10 p.m.)

Chairman Rose called the meeting to order at 7:39 p.m.

The Board reviewed a proposal to increase the building permit size requirement from 100 square feet to 200 square feet and tie it to a Zoning Permit process. This would allow control of placement within setbacks. Sam Cohen suggested a smaller setback requirement for shed structures. Pros and cons were discussed regarding building placement and possible paperwork and fees. Melissa Stewart suggested that the proposal is tabled and the Board presents a non-binding referendum to the town in March.

The Board worked on the wording for the non-binding referendum. The following questions will be asked of the townspeople;

1. Should the Town's Zoning Ordinance be changed to increase the maximum size of structures not requiring a building permit from 100 square feet to 200 square feet to be in conformity with the State Building Code?
2. What should be the minimum setback from the property line for such small non-residential structures? (boxes will be added to choose 0 ft setback through 30 ft setback in 5 ft increments)
3. Should the Zoning Ordinance apply to the following structures?
 - Membrane/fabric type structures (example: hoop garage)
 - Windmills
 - Swimming Pool
 - Athletic Court
 - Freestanding Satellite Dish
 - Freestanding Solar Collector
 - Freestanding Greenhouse

Peter Martel informed the Board that Joshi Hospitality Group has withdrawn their request from the ZBA.

It was noted that the Planning Board has two chat sessions on the schedule for the January 10, 2011 meeting.

Barry White suggested that the Planning Board consider looking into open areas with the Conservation Commission.

Philip Germain reminded the Board that there is a budget meeting with the heads of the Boards scheduled for Wednesday, January 5, 2011 at 7:00 p.m.

As there was no other business at hand, the meeting was adjourned at 9:35 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary