

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- April 25, 2011

The Board met at the Bennington Town Hall at 7:30 p.m. to do a site walk at 186 South Bennington Road. Present for the site walk were: Jeffrey Rose, Philip Germain, Melissa Stewart, Susan Smith and Sam Cohen.

Present Jeffrey Rose, Chairman
 Melissa Stewart, Vice Chairman
 Sam Cohen
 Philip Germain, Ex-Officio
 Susan Smith

Guests Ann Avery
 Philip Avery

Chairman Rose called the meeting to order at 8:00 p.m. It was noted that Chief Campbell would not be attending the Board meeting concerning a proposal for off-season use at Crotched Mountain Ski and Ride. A twelve-month re-evaluation of the off-season permit needs to be addressed.

The Public Hearing for a proposed in-home business at 186 South Bennington Road, Map 2 Lot 3-G was heard at 8:05 p.m. Sam Cohen recused himself from the Hearing as he is an abutter. The abutters have been notified and the ad run in the local paper on April 12, 2011. A check was received for \$184.20. The case was assigned #SP11-01. The tax map was submitted as a location document. As no changes are being proposed for the building requirements #2 through #10 were waived. Proposed development #1 through #5 were not applicable, noting that the applicant does not plan the use of a sidewalk. There is access from a paved driveway, which will be kept clean and clear. The requirement for lighting was received noting that there is a spotlight on the gable and a light will be added by the door. A sign permit will be needed. Requirement #7 and #8 are required and received. Requirements #9 through #14 are not applicable. Requirement #15 is required and received noting that there are no restrictions. The remainder of the requirements were not applicable. There was no feed-back from the public and there was no discussion from the Board Philip Germain made a motion to accept the Site Plan review process as complete. All were in favor and the review was accepted. Melissa Stewart made a motion to accept the application as presented. Philip Germain seconded the motion. All were in favor and the application was approved.

The minutes of the April 11, 2011 meeting was reviewed and accepted with corrections.

The Proposed Driveway Regulations will be advertised to coincide with the possible change on the Gravel Pit permits from 3 to 5 years.

The Sub-Division Application Checklist was reviewed and no changes were made. It will be printed and ready to approve for the next meeting.

The Board discussed possible projects for the Planning Board to begin work on. The list included updating the Master Plan, a Home Occupation Checklist, a Wetland Ordinance and a Density Ordinance. As a Wetlands Ordinance should involve the Conservation Commission, the Chairman will contact them to proceed. Susan Smith will research other surrounding towns for existing Wetlands Ordinances. A Density Ordinance will be put on hold as there is little call for its use at this time. The Board will plan on looking at the Master Plan update at the next meeting.

There being no other business at hand, the meeting was adjourned at 9:20 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary