

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 13, 2012

Present Jeffrey Rose, Chairman
 Susan Smith, Vice Chairman
 Sam Cohen
 David McKenzie

Guest Peter Martel

Chairman Rose called the meeting to order at 7:42 p.m.

The minutes of the January 9, 2012 meeting were reviewed and approved as written.

The Board reviewed the upcoming case concerning the Dollar General. A request from the applicant for a joint hearing with the ZBA was heard. Chairman Rose made a motion to agree to a joint hearing with the ZBA. Sam Cohen seconded the motion and all were in favor. The Board offered the dates of March 12, 2012 or March 19, 2012 for a joint hearing. It was noted that if a hearing were held on March 19, 2012, the Planning Board would cancel the regularly scheduled work session for March. It was noted that Mr. Damante, the agent for Dollar General has filed an application with the ZBA. The Planning Board is awaiting an application for a Site Plan Review. The Planning Board will require more extensive engineering plans than what have been submitted to move forward. At the present time, the applicant is scheduled for a Public Hearing with the ZBA on February 20, 2012, but is looking to schedule a joint hearing instead. The possible variances that will be required were discussed.

The notice of a lot merger was brought forward for acknowledgement. The Board reviewed the paperwork for Map 07, Lot 109, Tract 1+2 formerly known as Plants Alive. Previously the lots had been separated from one lot to the pre-existing three lots. Mr. Liljeberg now wishes to merge together tract 1 and 2. The Planning Board found the application to be complete and it was signed as such.

The Board began looking at Zoning Article 10, Paragraph 5 noting that the sub-paragraph refers to restrictions for residential use. The Board wishes to clarify the language for future use. Chairman Rose will consult Town Counsel concerning lot frontage and how much of the article's language comes from State Standards. It was noted that paragraph 5 appears to contradict previous restrictions in the ordinance. As the Board needed to have clarification before continuing, the meeting was adjourned at 9:32 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary