

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- February 10, 2014

Present David McKenzie, Chairman
 Christopher Maple, Vice Chairman
 Jeffrey Rose, Ex Officio

Chairman McKenzie called the meeting to order at 7:05 p.m.

The minutes of the January 27, 2014 meeting were reviewed and accepted with minor changes.

The Board began work on a campground ordinance as well as a list of concerns for the ZBA for a campground in town. The Board reviewed ordinances for campgrounds in other towns as well as Pet Regulations. Some of the documents were from existing campgrounds and some were Town Ordinances. The Board compiled a list of concerns that would be expressed to the ZBA if a variance were needed or that would be used for a campground ordinance, which included pet regulations, as follows: pets are to be tied or leashed at all times, pets are not to be left alone, pet owners are responsible to clean up after their pet, pets are not allowed in the water or at functions at the pavilion. The Board suggested that they receive a set of Campground Documents. Camping shall be defined as seasonal overnight use only. Overnight camping for one or more nights should be allowed during only a specified annual season, with non-seasonal overnight camping allowed only by Town permit. All tents and trailers are to be removed at the end of the camping season. The maximum size of vehicles will be dictated by the size of the space provided. Campgrounds are defined by RSA 216-I or the Town Ordinance, whichever is more restrictive.

The Board noted that it is important to obtain adequate buffering on all borders which will be left undeveloped. This will limit the number and size of the camping sites. Other concerns noted were a limit on the renting of boats, the number of cars allowed to be parked, the size of the proposed store, and the size and use of the proposed lodge building. Currently one residence is allowed per lot with the exception of a guest cottage.

The advice from the Town Attorney was discussed. Options include a possible variance from the ZBA, a possible Administrative Appeal, and a possible case before the Supreme Court.

The ZBA will be asked to notify the Planning Board if there is to be a hearing. It was suggested that this should be added to the ZBA Rules of Procedure.

It was noted that the plan that was presented to the Planning Board showed no plan for utility service other than at the bathhouse. There are 10 units which currently show a leach field. It was noted that it is not likely to expect people to walk long distances to use the facilities.

The need for a helo pad was questioned. It was suggested that it be stated that the helo pad will be used for emergency use only. Discharge of firearms, weapons, and fireworks would not be allowed. It was also noted that if cabins do not have electricity and water, no occupancy permit will be issued. Also a building permit will be required as well as an inspection for any structure over 100 square feet.

Chairman McKenzie made a motion to change section 13.4- notification fee of the Planning Board Rules and Regulations to read: notification fee \$8.00. Jeffrey Rose seconded the motion and all were in favor.

A reminder was given that the Planning Board was scheduled to meet with the Board of Selectmen at 6:30 p.m. on Wednesday night, February 12, 2014.

There being no other business at hand, the meeting was adjourned at 8:59 p.m.

Respectfully submitted by

Debra Belcher
Planning Board Recording Secretary