

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting- January 26, 2015

Present Christopher Clough, Chairperson
Anthony Parisi, Vice Chairperson
Sam Cohen

Guests Holly Mecheski
Jeffrey Rose, Planning Board Ex Officio
David McKenzie, Planning Board Chairman

Chairperson Clough called the Public Hearing for a variance request for the Trow property located on State Route 202 (map 16, lot 9) to order at 7:22 p.m. The requested variances were identified as article VIIc- set back and article VI2- permitted uses. The Board reviewed the variance request for article VI4, permitted uses noting that this structure currently exists on the property. The structure has been used as a residence and an odds and ends shop, but has not been in use in the past few years. Chairperson Clough called for anyone from the public to speak for the granting of the variance. No added responses were heard. Chairperson Clough called for any public opinion against granting the variance. Jeffrey Rose noted that zoning regulations are in place for a reason. This is a small lot which is already overburdened. Mr. Rose stated that granting a third use on the property would be excessive. Sam Cohen stated that the purpose of the Zoning Board is to prevent undesirable uses of new construction. It was noted that the two structures have not been used as two residences. Chairperson Clough stated that this property presents a unique situation. It is a small lot with many small buildings. Ms. Mecheski noted that she has decided that she would not use the building as an odds and ends shop, but would like to be able to rent it. The long range plan would be to have the owner, Grace Trow live there when it is no longer feasible for her to stay at her current residence. Sam Cohen made a motion to approve the variance. Anthony Parisi seconded the motion and all were in favor.

A second variance request for article VIIc- setback was heard. Chairperson Clough noted that the responses to the variance questions were the same as the previous variance request. It was

noted that there is virtually no setback existing for the dwelling. This is an existing dwelling that was built before zoning regulations were adopted by the town. Sam Cohen made a motion to approve the variance request. Anthony Parisi seconded the motion and all were in favor.

The Hearing was closed and the meeting was adjourned at 7:55 p.m.

Respectfully Submitted by

Debra Belcher
Zoning Board of Adjustment Recording Secretary