

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- March 28, 2016  
Minutes accepted on April 11, 2016

Present        David McKenzie, Chairman  
                 Christopher Maple, Vice Chairman  
                 Sam Cohen  
                 Donald Trow

Chairman McKenzie called the meeting to order at 7:01 p.m.

The minutes of the March 14, 2016 meeting were reviewed and accepted with an amendment.

Chairman McKenzie reported that the Selectmen have asked the Town Attorney to send a letter to Mr. Manna concerning the use of the marina located at Map 1, Lot 2 without a site plan review. The Attorney has noted that the Planning Board cannot hold up a site plan review to wait for State approval such as a driveway permit. A site plan review can be approved pending the State approval. Chairman McKenzie also noted that he has written a letter to Mr. Manna noting that the abutters that will need to be notified for a hearing are those who are within 200 feet of the property and not just the portion of the property that will be used. It was noted that Mr. Manna did not present any legal argument for notifying only the abutters within 200 feet of the area to be used.

In other business it was noted that on their website, the Harris Pit is closed. After some phone calls, Chairman McKenzie was informed that the pit is open and still listed as active.

Chairman McKenzie shared information with the Board about the seminar he attended for SB146 concerning accessory dwelling units. The Board will need to write a zoning law change to allow accessory dwelling units with single family units. It was noted that the person who owns the dwelling must reside in one of the units but the person living in the other unit need not be a relative.

The Board continued working on edits to the Master Plan. They reviewed housing affordability, VFW, transportation, and workforce housing. A concern was expressed about the erosion on North Bennington Road near the Deering line. Chairman McKenzie will e-mail the Board members changes to review for the next meeting.

As there was no other business at hand, the meeting was adjourned at 7:57 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary