

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- January 5, 2009

Present        Jeffrey Rose, Chairman  
                  Barry White, Vice Chairman  
                  Melissa Stewart  
                  Peter Eppig  
                  Joseph Cuddemi, Ex Officio

Present        Terry Schnare  
                  Peter Hopkins, Code Enforcement Officer

Chairman Rose called the meeting to order at 7:32 p.m.

The Board reviewed the proposed Zoning Ordinances before the hearing was opened to the public at 7:45 p.m. As Mr. Schnare was the only member of the public present, he was asked if he had any questions for the Board. Mr. Schnare stated that he was happy with the Small Wind Energy Systems Ordinance and felt that both the Workforce Housing and Multi Family Housing Ordinances were driven by the State. Mr. Schnare asked how the Board came up with the definition and requirements for a multifamily dwelling. The Board looked at surrounding town's ordinances for guidance in writing the proposed ordinances. The Board defined the ordinance and requirements to meet the State requirements. It was noted that modifications may be made to the ordinance in a year if needed. It would be possible for the Board to lessen the requirements for workforce housing if needed.

The Board had a question about the 100 kilowatt rating on the Small Wind Energy Systems Ordinance. Code Enforcement Officer Hopkins stated that 100 kilowatts is the capacity of output for the system. There is a maximum height allowed for this type of structure. Melissa Stewart asked if a professional installer will be required as well as periodic inspections to ensure public safety. Code Enforcement Officer Hopkins noted that the State is resistant to requiring a license for home installation. The property owner is held liable. The structure would need to meet building codes at the time of installation. It was decided that the ordinances are ready to go before the townspeople for a vote.

The minutes of the December 15, 2008 meeting were reviewed and accepted as written.

The minutes of the December 16, 2008 meeting were reviewed and accepted as written.

The minutes of the December 17, 2008 meeting were reviewed and accepted as written.

The Rules of Procedure were reviewed and accepted with the following changes; Section 2.5 change "Town Meeting" to "Annual Town Election", change "shall" to "may", and add "up to 5 qualified alternatives".

The building permit fee schedule was discussed. A new fee is not needed to include membrane structures as a membrane structure is considered a building and is subject to the same guidelines as other buildings.

Chairman Rose noted that a letter was received from the DES noting that an Alteration of Terrain Permit has been approved with conditions for Mason Harris.

The Board reviewed the modifications to the driveway permits. This needs to be brought before a Public Hearing. A hearing shall be scheduled for the February Planning Board meeting.

Barry White noted that the Town website is in need of updating as several minutes have been approved and are still listed as unapproved. The listing of Board members and terms is also in need of updating.

Options for the January work session were discussed. As the Board met three times in December, it was agreed that there would be no work session this month. Board members should read the development Handbook for the next meeting.

Joseph Cuddemi made a motion to adjourn the meeting. All were in favor and the meeting was adjourned at 9:30 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary