

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- July 27, 2009

Present: Jeffrey Rose, Chairman  
Barry White, Vice Chairman  
Joseph Cuddemi, Ex Officio

Guests: Felix Kagi, Crotched Mountain Ski and Ride  
Tony Labor, abutter  
Susie Labor, abutter

Chairman Rose called the meeting to order at 7:35 p.m.

An update was given on Ms. Zyck's Daycare. At this time there was nothing to update. The case is still pending.

An update was given on the Stockwell case noting that Chairman Rose has written a letter to Mr. Stockwell. After talking to the Town attorney, it was found that the plan Mr. Stockwell had presented to the planning Board would not be allowed due to a lack of frontage on a class VI road.

Chairman Rose noted that the time frame to have the ZBA re-hear the Gray case expired before the Planning Board could petition the Selectmen.

Felix Kagi, of Crotched Mountain Ski and Ride approached the Board concerning a Site Plan Review for a deck expansion. The Board reviewed the map presented by Mr. Kagi and noted that the ZBA has given the mountain a variance for the deck. Mr. and Mrs. Labor, abutters to the property had a concern about the noise but had no objections to the project. As there were no objections to the expansion, Barry White made a motion to approve the request subject to payment for the abutters' notices and placement of the ZBA notice of decision in the file. All were in favor.

The Board discussed the possible uses for the property owned by Mr. Stockwell. It was felt that Mr. Stockwell would need to spend a large amount of money for road upgrades to be able to complete his project as planned. It was noted that Mr. Stockwell will need to work with the Code Enforcement Officer.

The minutes of the July 13, 2009 meeting were reviewed and accepted as written.

The minutes of the June 22, 2009 meeting were reviewed and accepted with changes.

The minutes of the July 9, 2009 meeting were tabled.

The minutes of the May 26, 2009 meeting were tabled.

It was noted that at such time as there is a full Board, a discussion should be held about the possibility of forming a sub-committee for work force housing or the possibility of hiring a professional such as Carol Oglivie from Peterborough.

It was noted that a fee line needs to be added to the Rules of Procedure for a site plan review. Section 13:3 is currently listed as fees of \$25. All were in favor of raising the fee to \$75 to bring the town in line with other towns.

The Board continued a review of subdivision application and checklist. Corrections are as follows; Appendix A- Existing Conditions #5, “two feet” to read “five feet”. Appendix B:02- Streets F, should read “may not exceed”, B:03 (not a second B:02):A- “fifty-fee” should read “fifty-feet”. Kristie will continue work on the Checklist as she has time. It was noted that a line should be added for a letter of authorization for an agent of the property owner.

In other business a copy of an article addressing ruling was forwarded to the Board from Peter Martel.

There being no other business, the meeting was adjourned at 9:15 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary