

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- November 9, 2009

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

Guests Peter Martel, ZBA Liaison
 Pat Terry
 Rex Gray
 Peter Mellen

Chairman Rose called the meeting to order at 7:39 p.m.

Chairman Rose noted that the Selectmen have discussed Workforce Housing.

The Board discussed the need to look at each case before them for regional impact. Chairman Rose distributed a handout with guidelines for regional impact.

The minutes of the October 12, 2009 meeting were reviewed and approved with the following corrections, page 1, paragraph 7, sentence 9, insert “ from the Subsurface Systems Bureau” between “ subdivision” and “is still pending.” page 2, paragraph 1, sentence 2, change “system” to “ existing system”.

The minutes of the October 26, 2009 meeting were reviewed and approved with the following correction, page 1, paragraph 9, sentence 1, add “in the context of the area itself” between “Gray property” and “were discussed.” And strike the remainder of the paragraph.

Rex Gray approached the Board with the final plat for the sub-division noting the condition of the property 25 feet from the boundary. Barry White recused himself from the hearing. A letter was received from Fire and Rescue noting the property appears to be adequate for the Fire Department but information for a life safety evaluation has not been received. It was noted that changes that were made were, numbering for parking spaces to be assigned to units, a brick walkway, and a proposed sign in the front. Detail for the dumpster enclosure and sign was included in the plans. Mr. Gray gave the Board a copy of the Condo Association Rules. The Board will get estimates for a review of the rules.

The Board reviewed the project for regional development. Peter Eppig made a motion to accept the project as having regional impact as the property is on the boundary of Francestown. The

vote was in favor of notifying Southwest Regional and the Town of Francestown of the project impact.

A motion was made to continue the sub-division component to December 14, 2009 at 7:45 p.m.

The Board began the checklist for a site plan review on the Gray property. A waiver was requested and granted for the requirement of soil type and a circulation plan with traffic control devices. The only subject pending on the checklist is a review from the Fire Department. Melissa Stewart moved to accept the application as complete, subject to clarification of the Fire Department review from the Fire Inspector. All were in favor. A continuation was scheduled for December 14, 2009 at 7:45 p.m. and a sitewalk was scheduled for November 22, 2009 at 3:30 p.m. and the Gray property.

There being no other business at hand, the meeting was adjourned at 9:52 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary