

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Hearing- January 6, 2010

Present: Judy Heddy, Chairperson
Barbara Moorehead
Christopher Clough, Alternate
Barry White, Planning Board Liaison

Guests: Rona Griswold
James Griswold Jr.
James Griswold III
Scott Griswold
Doris Clough, abutter

Chairperson Heddy called the meeting to order at 6:35 p.m.

The Public Hearing was called to order at 6:35pm. Alternate Christopher Clough was made a voting member of the Zoning Board of Adjustment for the hearing. It was noted to the applicant Rona Griswold that there were only three voting members at the hearing and she could choose to have the hearing continued to a time when more members could be available. Rona Griswold agreed to have the Board hear her application.

Rona Griswold and Grace McInnis have applied for an area variance for 16 Eaton Avenue requesting to replace an existing 14' x 70' mobile home with a 14' x 80' mobile home. Chairperson Heddy hand-delivered an invoice to Rona Griswold.

Rona Griswold noted that the existing mobile home is not on a cement slab and they are concerned that the structure may not withstand being moved in order to put in a cement slab.

The property is located in the Village District where manufactured housing is not permitted. The property is currently grandfathered. One thing the Board will need to consider is its non-conforming use if the footprint is expanded or enlarged.

The Board asked Rona Griswold if the manufacturer makes a 14' x 70' manufactured home. It was suggested to Rona Griswold that she contact the manufacturer. If she is able to get a manufactured home that is the same size as the existing home, she would not need a variance. Rona Griswold was asked to contact Administrator Denise French or Assistant Administrator Kristie LaPlante if she is able to, and chooses to get a 14' X 70' manufactured home. The Hearing is continued until Thursday January 14, 2009 at 6:30 p.m.

Abutter Doris Clough voiced concern regarding notification when the home was initially installed twenty-three years ago and tax issues. Doris Clough was encouraged to come back next week to voice her concerns at the continuance.

There being no other business at hand, the meeting was adjourned at 6:52 p.m.

Respectfully Submitted by

Karen Bartlett
Zoning Board of Adjustment Recording Secretary