

**VILLAGE OF OLD BENNINGTON
PLANNING COMMISSION**

MINUTES
FOR
MONDAY, FEBRUARY 11, 2019

Members present:

Robert Bullington, Chair; Nancy Coseo; Galen Jones; Mary Pat Mazzola; Dennis McCarthy,
Administrative Officer

Members absent:

Suzanne Buchsbaum

Community Members present:

No Community Members were present

The Village of Old Bennington Planning Commission was called to order by Chair Bullington at 7:07 PM.

First order of business was to accept the January 14, 2019 minutes. **Ms. Mazzola moved to accept the minutes as printed, Ms. Coseo seconded the motion, all in favor, unanimous.**

There were no Public Comments.

WORK SESSION:

At the January meeting it was mentioned about Waivers – Variances and perhaps they should be included in the bylaw. Dennis explained that the reference to these procedures was in the context of a DRB. This type of action in Old Bennington is under the authority of the Zoning Board of Adjustment not the Planning Commission.

- 1 Definitions: 1.05 A Development Envelope; add after Structures, accessory structures, accessory use structures and other designated sit improvements;
- 2 Development Envelope what is the process;
- 3 Development Envelope granted in future build site review;
- 4 Add Development Envelope to Zoning Bylaw in Design Review and placement of development envelope;
- 5 Guidelines – General and Special or regulations – general and special;
- 6 203.c subdivision plat – add development envelope;
- 7 201- a & b Intention of what purchaser will do with property;
- 8 Grand List;
- 9 Historic Nature;
- 10 What is the minimum regulation;
- 11 Natural features – guidelines – take out scenic roads;
- 12 Scenic roads and other subdivision boundaries;
- 13 4.02 B out - general criteria;
- 14 4.02 out

WORK SESSION:

- 15 4.05 add to list back under 2;
- 16 4.04 one or more Development Envelopes – accessory use structure;
- 17 4.05 paragraph 3 – 1.04 at end of regulations;
- 18 Minor and Major subdivisions need definition;
- 19 Change Historic Preservation to Plan of Development;
- 20 Page 8 preserve B – C1 – C2 stop at structures;
- 21 2.08 and 209 A-G combine into guidelines;

Mr. Bullington and Dennis will work on incorporating the suggestions into the present Subdivision Bylaw and bring that back to the next meeting for review by the Commission members.

Ms. Coseo moved to adjourn the meeting. Ms. Mazzola seconded the motion; all in favor, unanimous. Meeting adjourned at 9:20 PM.

Respectfully submitted:

Dennis C. McCarthy
Administrative Officer
02/13//2019