

**VILLAGE OF OLD BENNINGTON
PLANNING COMMISSION**

MINUTES
FOR
MONDAY, NOVEMBER 11, 2018

Members present:

Robert Bullington, Chair; Suzanne Buchsbaum;; Galen Jones; Mary Pat Mazzola; Dennis McCarthy, Administrative Officer

Members absent:

Nancy Coseo

Community Members present: Nathaniel and Colleen Marcoux

The Village of Old Bennington Planning Commission was called to order by Chair Bullington at 7:00 PM.

First order of business was to accept the September 10, 2018 minutes. **Ms. Mazzola moved to accept the minutes as printed, Ms. Buchsbaum seconded the motion, all in favor, unanimous.**

There were no Public Comments.

The Commission heard from Nathaniel and Colleen Marcoux on their permit #VR80-6-18. The Marcoux' s want to replace the existing shake shingles around the dormer windows in the front and rear of their home with white clapboards to conform with the rest of the home. The home is located at 38 Monument Avenue and represents the Dutch Colonial Style. The Marcoux's believe replacing the shingles with the clapboards will add to the appearance of the home. There will be 1X4's at the corners. Mr. Marcoux handed the mailing certificates to Dennis. The Planning Commission having their questions answered satisfactorily moved to approve the permit. **Ms. Buchsbaum moved to approve the permit, Ms. Mazzola seconded; all in favor, unanimous. Chair Bullington signed the permit for the Commission.**

Sections of the Zoning Bylaws that were referenced in the Commission's decision on permit #VR80-6-18 are: Article II – Definitions – Section 20 – Definitions – Alterations; Article VIII Administration and Enforcement – Section 82 – Zoning Permits – Subsection D – Zoning Permits Paragraphs 1 2 3 – Section 87 – Public Notice and Public Hearing Paragraphs 1 2 – Section 88 – Planning Commission and Zoning Board Decisions and Appeals – Subsection A – Article IX Design Review Section 03 – Procedure for Design Review – Subsection A D E F – Section 96 General Criteria – Subsection B – Section 97 – Specific Criteria – Subsection B.

The next topic for discussion was the letter composed by Dennis to send out to Realtors in the area to explain that the Village has bylaws and ordinances, and that the Village is supportive of its historical character and charm.

- Preserve Historic Charm
- Paragraph 3 – Historic Charm underscore Historic
- District Preservation, Community cares
- Design Review Historic District
- Task with job of Historic integrity
- The Village has guidelines

Discussion ensued by Commission members relating to the Subdivision Bylaw.

- Page five – undue adverse impact
- Page Seventeen – crate should be create
- Page Seventeen – 7.02 last bullet – **No material effect** on existing or projected water supply or wastewater disposal systems.
- Page Seventeen – 7.04 second sentence **After review and consultation with the Chair of the Planning Commission**
- Three areas that need to be addressed: 1) tighten up definition of open land. All land over 80,000 sq. ft. / open and private – look at Bennington and Shaftsbury. 8.02 In General Standards for Bennington. Section six or seven open land, need to beef up criteria, show that the Planning Commission cares about open land. 2) Historic definitions and review criteria; 3) Village plan when referencing density requirements
- Mentioned that the phrase “What will you do and build on this property”.

Mr. Jones will research/report at the next meeting on criteria conditions for subdivision bylaws from Bennington, Shaftsbury and Manchester.

Ms. Mazzola will research/report on informational requirements in Bennington, Shaftsbury, and Manchester bylaws for lot requirements.

Ms. Mazzola moved to adjourn the meeting. Ms. Buchsbaum seconded the motion; all in favor, unanimous. Meeting adjourned at 9:00 PM.

Respectfully submitted:

Dennis C. McCarthy
Administrative Officer
11/16//2018