

**VILLAGE OF OLD BENNINGTON
PLANNING COMMISSION**

MINUTES
FOR
MONDAY, SEPTEMBER 10, 2018

Members present:

Robert Bullington, Chair; Suzanne Buchsbaum; Nancy Coseo; Mary Pat Mazzola; Dennis McCarthy, Administrative Officer

Members absent:

Galen Jones

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 August 13, 2018 minutes. Dennis mentioned that areas that referenced 4 copies of subdivision documents should be changed to 6 copies. This would allow a copy per member and one copy for the Administrative Officer. Ms. Mazzola moved to accept the minutes as printed, Ms. Coseo seconded the motion, all in favor, unanimous.

Discussion ensued by Commission members relating to;

- Municipal – Village – may need two segments to cover land in the Village or more open land in the Town;
- Aligning Chapter 17 with the Subdivision bylaw – over 80,000sq ft. would be considered open land;
- Title 24 – Chapter 117 – Subchapter 007 and Subchapter 10;
- New forms for subdivision bylaw;
- Informational requirements of deeds – titles – zoning permits – rights-of-ways – appraisals – etc.;
- Sections in the Subdivision bylaw – Purpose – Definitions – which section to place boundary line adjustment;
- Public v Private in the definitions – need definition of open land – perhaps by location of open Public ^ Private land see 5.02 in the bylaw;
- State when Act 250 kicks in for subdivision;
- Minor or Major Subdivision – 1.09 Page 5 zoning bylaws – there should be a definition of Boundary Line Adjustment in the zoning bylaws;
- Notification to Realtors about the Villages Website and that all bylaws and Village Regulations and Ordinances are on the site. Stress that they use this tool when talking to prospective new homeowners so they are aware of the rules and regulations that need to be adhered to.

Mr. Bullington will contact Mr. Rabideau and ask for a copy of the Subdivision Bylaws in Word so Dennis can start inputting the Boundary Line Adjustment and start the preliminary revision of the Subdivision Bylaw.

Mr. Bullington will distribute copies of Shaftsbury – Bennington – and Manchester’s subdivision bylaws to the members to help with their review of the bylaws.

Ms. Mazzola made a motion to have Dennis write a letter to each Realtor and inform them of the Website and the documents available to them. Ms. Buchsbaum seconded the motion, all in favor; unanimous.

There will be no October 08, 2018 meeting.

The next meeting will be on November 12, 2018. Proposed topics for this meeting are: Approval of the September 10, 2018 minutes – a permit application from Mr. Nathaniel Marcoux for exterior renovations to 38 Monument Avenue – a continuing working session on the Subdivision Bylaws.

Ms. Mazzola moved to adjourn the meeting. Ms. Buchsbaum seconded the motion; all in favor, unanimous. Meeting adjourned at 8:45 PM.

Respectfully submitted:

Dennis C. McCarthy
Administrative Officer
09/13/2018

Recognition:

The Commission reviewed wording from the following Town bylaws:

The Town of Bennington

The Town of Manchester

The Town of Shaftsbury