

Below please find a list of items for discussion with Mary based on our review of the proposed bylaws:

- In the introduction, the example of the “simple project” seemed a little too simple. There was no mention of the possibility that an applicant would need a site plan in addition to the application for the zoning permit. There is guidance in the bylaws that strongly urges applicants to seek guidance from the ZA regarding their proposed project (and the need for a plan may be identified there) but if the Village is seeking to prepare residents for the application process, mention of the possibility of requiring a plan would be helpful.
- Section 4.2.2 regarding activities requiring a zoning permit:

It would be helpful to have a strict definition for “structurally altering” (interior improvements, exterior improvements, etc.)

- Section 4.3 regarding DRB procedures: it would be helpful to provide a timeline for submission prior to notice of the hearing (i.e., applicant must submit an application and supporting documents within X days of the scheduled meeting)
- Also in Section 4.3: the language regarding approval of a housing development or mixed use development including housing is incongruous and seems out of place in the section related to process and procedure.
- Page 48:

This note addresses residential condominiums but not commercial condominiums. Does the Village want to extend oversight to commercial condominiums?

- Section 5.1.3 regarding streams, watercourses, and wetlands: Impacts from development on these environmental features are already reviewed and regulated by State (and/or federal) agencies. The requirement for the Village to also review and approve possible impacts is redundant at best.
- Section 5.1.8 regarding parking: does the Village consider dormitory use by Bennington College to be residential in nature or should a calculation for that use be included in the Bylaws? (I’m thinking about Welling Town House and the dorm space at 940 Water Street in particular)
- Section 5.2.5 regarding accessory dwellings:

This requirement is extremely restrictive and does not address circumstances where a parent/child may be on a deed together for estate planning purposes, etc. If the intent is

to limit possible negative impacts of short-term rentals, the requirements of the specific section addressing those type of properties should address those concerns through other means.

- The dimensional/density requirements for the VC District (particularly those concerning maximum lot coverage and square footage per dwelling unit) will restrict residential density in the most densely populated section of the Village.

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