

## Meeting Notes

North Bennington Planning Commission  
Wednesday August 16, 2023

DRAFT

The meeting was held at the Depot office and was called to order at 7:03 PM by Co-chair Kim Hall. Other Commission members present were Chris Damon, Steve Lenox, and Bob Howe. Members Matthew Patterson, Joe MacBeth, and Co-chair Mary Rogers were unable to attend. No members of the public were present.

Mr. Damon made a motion to accept the Minutes of the July 19th meeting with no corrections or revisions. This was seconded by Mr. Howe, and so voted.

It was noted that Nick Disorda will be joining the DRB, as voted on by the Village Trustees and as such will not be joining the Planning Commission.

Mr. Hall and Ms. Rogers met in early August 2023 with the Shaftsbury Planning Commission in order to establish a relationship for purposes of sharing drafts of their respective updated by-laws. Mr. Hall reported that there were many shared approaches to the updated by-laws, while there were other aspects of the by-laws that were not as likely to be adopted by one or the other. Mr. Hall reported that more meetings with the Shaftsbury Planning Commission are planned for in September of this year.

Mr. Hall reported that a draft of the new by-laws has been sent to Jim Sullivan, who has served in the past as a member of the BCRC, as well as the North Bennington Planning Commission and Design Review Board. Mr. Hall also reported that a draft of the by-laws has been sent to Janet Hurley (of BCRC) at her request. Ms. Hurley has followed up with written comments that are attached to these notes (see attachment).

Mr. Hall presented a table (see attached) that correlates the Act 47 categories with Village's by-law categories. Mr. Hall created this table in anticipation of the State requesting such a document, which will greatly facilitate the State's future review of our by-laws once submitted.

Mr. Hall also presented a table that summarizes the Home Act provisions by by-law category (see attached). This document was referenced during the review of Ms. Hurley's comments as a means to confirm the edits we are adopting at this time.

The Planning Commission spend the majority of the meeting reviewing Ms. Hurley's comments and how those comments have been adopted into the working draft of the by-law document. In short, the comments provided by Ms. Hurley have been adopted with only minor changes to language. Of interest within those comments, it is noted that: duplexes are allowed within the new by-laws; multi-family housing is not restricted by our draft by-laws; unit sizes for cottage court developments will be limited, as this will promote more units of smaller sizes vs. fewer units of larger sizes, which the Commission members feel is contrary to addressing the shortage of housing inventory in the Village. It was also noted that language for short-term rentals has been developed by Mr. Hall and reviewed by the Planning Commission members. This language has not yet been finalized and/or adopted by the Planning Commission.

Mr. Damon motioned to adjourn at 8:30 PM, seconded by Mr. Howe and so voted.

Prepared by Steve Lenox

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