

Exhibit CS-BW-84

Bennington Planning Commission Minutes

**Town of Bennington
Planning Commission**

**Wednesday, July 6, 2011
5:00 p.m.**

**Town of Bennington Conference Room
205 South Street
Bennington, Vermont 05201**

MINUTES

Members Present: Charles Copp, Barry Horst, Michael McDonough
Also Present Dan Monks - Planning Director, Neal Goswami - Bennington Banner

Meeting was called to order at 5:00 p.m.

Discussion - Re-location of VELCO Substation: The Planning Commission discussed the proposed re-location of the VELCO substation at length. The planning Commission asked the Planning Director to communicate to VELCO the Planning Commission's concerns regarding the extent of the conserved area and lighting. The Planning Commission hopes to complete its review of the project at its July 20, 2011 meeting.

Municipal Planning Grant Application: The Planning Commission discussed several projects that would be eligible for a Municipal Planning Grant. At the next meeting the Commission will make a final decision regarding what project the Commission will seek funding for.

Floodplain Regulations: The Planning Director explained that FEMA is requiring some amendments to the Town's Floodplain Regulations in order for the Town's citizens to continue to be eligible for Federal flood insurance. The Planning Commission will begin the adoption process for the required amendments soon.

Discussion - Process for Re-evaluating Benmar LLC Parcel Zoning: The Planning Commission discussed at length possible approaches to the Select Board's request to re-evaluate the zoning on the Benmar parcel. The Planning Commission determined that it would first gather as much information regarding the parcel as possible and prepare a report for the Select Board. The Planning Commission will then request a meeting with the Select Board to discuss the Select Board's objectives and vision for the property.

The meeting was adjourned.

Respectfully submitted

Daniel W. Monks
Planning Director

**Town of Bennington
Planning Commission**

Wednesday, July 20, 2011

5:00 p.m.

**Town of Bennington Conference Room
205 South Street
Bennington, Vermont 05201**

MINUTES

Members Present: Charles Copp, Barry Horst, Michael McDonough

Also Present Dan Monks - Planning Director

Meeting was called to order at 5:00 p.m.

Discussion - Re-location of VELCO Substation: The Planning Commission again discussed the proposed re-location of the VELCO substation at length. The Planning Commission asked the Planning Director to communicate to VELCO the Planning Commission's continuing concerns regarding the extent of the conserved area and lighting. The Planning Commission hopes to complete its review of the project at its August 3, 2011 meeting.

Municipal Planning Grant Application: The Planning Commission discussed several projects that would be eligible for a Municipal Planning Grant. The Planning Commission agreed that a grant to develop an economic development strategy has merit and should be explored. At the next meeting the Commission will make a final decision regarding what project the Commission will seek funding for.

Discussion - Process for Re-evaluating Benmar LLC Parcel Zoning: The Planning Commission discussed at length the process and schedule for its effort to re-evaluate the zoning on the Benmar parcel at the request of the Select Board. The Planning Commission determined that it would first gather as much information regarding the parcel as possible and prepare a background report for the Select Board. The Planning Commission will then request a joint meeting with the Select Board to discuss the Select Board's objectives and vision for the property. After meeting with the Select Board, the Planning Commission will prepare a report with a recommendation(s). The Planning Commission hopes to complete the initial report by early September and hopes to meet with the Select Board in mid to late September.

The meeting was adjourned.

Respectfully submitted

Daniel W. Monks
Planning Director

**Town of Bennington
Planning Commission**

Wednesday, August 3, 2011

5:00 p.m.

**Town of Bennington Conference Room
205 South Street
Bennington, Vermont 05201**

MINUTES

Members Present: Charles Copp, Barry Horst, Donald Campbell

Also Present Dan Monks - Planning Director

Meeting was called to order at 5:00 p.m.

Discussion - Re-location of VELCO Substation: The Planning Commission again discussed the proposed re-location of the VELCO substation at length. The Planning Commission asked the Planning Director to request that CVPS draft a Memorandum of Understanding between the Planning Commission and CVPS outlining the mitigation measures CVPS will implement.

Municipal Planning Grant Application: The Planning Commission agreed that a grant application for funds to develop an economic development strategy with the Bennington Economic Development Committee should be drafted for review by the Planning Commission.

Re-evaluation Benmar LLC Parcel Zoning: The Planning Commission reviewed a draft background report of the Benmar property prepared by the Planning Director. The Planning Commission suggested some changes and additions. The Planning Commission will finalize the background report at the next meeting. The Planning Commission will then submit the report to the Select Board and request a joint meeting with the Select Board to discuss the Select Board's objectives and vision for the property. After meeting with the Select Board, the Planning Commission will prepare a report with a recommendation(s).

The meeting was adjourned.

Respectfully submitted

Daniel W. Monks
Planning Director

**Town of Bennington
Planning Commission**

Wednesday, September 7, 2011

5:00 p.m.

**Town of Bennington Conference Room
205 South Street
Bennington, Vermont 05201**

MINUTES

Members Present: Charles Copp, Barry Horst, Donald Campbell, Mike McDonough

Also Present Dan Monks - Planning Director

Meeting was called to order at 5:00 p.m.

Discussion - Re-location of VELCO Substation: The Planning Commission discussed the proposed Memorandum of Understanding between the Planning Commission and CVPS outlining the mitigation measures CVPS will implement. The Planning Commission agreed that the Memorandum of Understanding was acceptable.

Municipal Planning Grant Application: The Planning Commission approved a grant application for funds to develop an economic development strategy with the Bennington Economic Development Committee.

The meeting was adjourned.

Respectfully submitted

Daniel W. Monks
Planning Director