

1 BENNINGTON DEVELOPMENT REVIEW BOARD MEETING  
2 BENNINGTON FIRE FACILITY  
3 130 RIVER STREET  
4 BENNINGTON, VERMONT 05201

5  
6 TUESDAY, AUGUST 7, 2012

7  
8 MINUTES  
9

10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Milt Surdam;  
11 Bill Barney (6:22PM); Ron Alderman; Dan Malmborg and Charles Kokoras.

12  
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Jim Secor; Jason Downersch; Milo  
14 Campbell; Jon Endres; David Schramm; Jeff Goldstone; Ralph Provenza; Paul Becker and  
15 Nancy Lively-Secretary.

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17 At 6:00 P.M., Charles Copp called the meeting to order.

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19 1. MINUTES OF JULY 17, 2012

20 *Charles Kokoras moved and Ron Alderman seconded to approve the Minutes of July*  
21 *17, 2012 as presented. The motion carried unanimously.*

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23 2. INTEREST PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH

24 Mr. Monks read the oath.

25  
26 3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

27 None.

28  
29 4. MILO CAMPBELL, 554 GULLEY LANE

30 Mr. Horst stated that the Application Review Panel approved Mr. Campbell’s request for  
31 a special event to take place on September 2, 2012 that is similar to the Mudder’s Day that he has  
32 hosted in the spring for the past five years.

33 *Ron Alderman moved and Barry Horst seconded to approve the Milo Campbell, 554*  
34 *Gulley Lane special event request as presented. The motion carried unanimously.*

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36 5. GREEN MOUNTAIN MENNONITE FELLOWSHIP, 2892 CHAPEL ROAD

37 The Green Mountain Mennonite Fellowship is seeking development plan approval for a  
38 new 51 private plot cemetery near their church on Chapel Road. Mr. Endres shared the  
39 following with the Board:

- 40 • The Fellowship owns ~ 14 acres on Chapel Road.  
41 • The location of the cemetery will be 350’ south of the Church and 250’ west of Chapel  
42 Road, which is presently a section of woods.  
43 • Access to the cemetery will be a drive with the first 20’ off of Chapel Road paved and the  
44 remainder to be gravel.  
45 • Parking will be in the church parking lot with walking trails to the cemetery.  
46 • There will be three rows of 17-4 ½’ x 9’ cemetery plots with 12’ between the rows.  
47 • State rules concerning cemeteries are very vague.  
48 • Test holes show that the water table is not an issue for the depth of burial.

- 49 • There will be no sub-division related to the plots and they will be transferred with no  
50 monetary gain.  
51 • There will be granite markers on each corner of the cemetery with no fencing to be put up at  
52 this time.  
53

54 Mr. Schramm wondered why the cemetery was not being located behind the church  
55 instead of in full view from his house. His deck presently overlooks a wooded lot and will now  
56 overlook a cemetery, which he feels, will also decrease the value of his property.

57 Mr. Endres noted that the water table is too high behind the church to put a cemetery.

58 The Board would like the following corrections:

- 59 1. Page 1, change Plan Note 1 to 51 from 54.  
60 2. Adjust the Right of Way line to go to the property line.  
61 3. Page 2, change 20' wide paved apron to 12' wide.  
62 4. 20' of pavement starts at the right of way, not the road.  
63 5. Move the access road as far away from Mr. Schramm's property as possible and keep as  
64 many trees along his property as possible.  
65

66 ***Ron Alderman moved and Milt Surdam seconded Preliminary Approval of the Green***  
67 ***Mountain Mennonite Fellowship, 2892 Chapel Road development plan for new 51-plot***  
68 ***cemetery as presented. The motion carried unanimously.***  
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#### 70 6.SOUTHERN VERMONT COLLEGE, 982 MANSION DRIVE

71 Southern Vermont College is seeking development plan approval for a new 138-student  
72 dormitory to be constructed between the two existing dorms on the campus. Mr. Secor shared  
73 the following information with the Board:

- 74 • The Board has been given the revised elevation prints with the roof pitch and graphic scale  
75 as requested.  
76 • The storm water infrastructure will be completed next week.  
77 • A fourth well will be drilled instead of trying to combine existing water systems.  
78 • Mr. Pearson's well will be one of the wells that is tested.  
79

80 ***Barry Horst moved and Ron Alderman seconded to close the Hearing and to go into***  
81 ***Deliberative Session on the Southern Vermont College, 982 Mansion Drive development plan***  
82 ***for a new 138-student dormitory. The motion carried unanimously,***  
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#### 84 7.UNITED COMMUNITY PROPERTIES, INC., 314 DEWEY STREET

85 United Community Properties, Inc. is seeking development plan approval for the  
86 relocation of and addition to the existing United Counseling Service building at 314 Dewey  
87 Street. The proposed development plan was reviewed and approved by the Historic Preservation  
88 Commission. Mr. Goldstone shared the following with the Board:

- 89 • The existing 1928 house will be relocated 60' to the north.  
90 • There will be a 4,115 square foot two story addition to the existing building.  
91 • The existing house will have a crawl space and the addition will be put on a slab.  
92 • The existing gravel parking lot behind the house will be paved and marked which will  
93 increase the parking from 16 to 21.  
94 • There will be a porch in the front and a "kids garden" on the south end of the building.  
95 • There will be five LED light fixtures with lighting in the soffits and behind the building.

- 96 • The water drainage will be directed to the retention area – that will be able to hold a 1-year  
97 storm event - and not directly into the Dewey Brook.  
98 • The property to the south is owned by the same corporation.  
99 • There is a well-defined curb on the street so there won't be any water coming onto the  
100 property from the street.  
101 • The berm of the Dewey Brook will not be changed.  
102 • The elevation of the parking lot is 5' higher than the Dewey Brook.  
103 • The existing driveway is one way but the reality is that it will be used as a two way.  
104 • The sign will be placed so as not to be obstructed by the shrubs.  
105

106 *Barry Horst moved and Milt Surdam seconded Preliminary Approval of the United*  
107 *Community Properties, Inc., 314 Dewey Street development plan for the relocation of and*  
108 *addition to the existing building as presented. The motion carried unanimously.*  
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110 8. OTHER BUSINESS

111 None.  
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115 *At 6:41 P.M., it was moved and seconded to go into Deliberative Session. The motion*  
116 *carried unanimously.*  
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123 Respectfully submitted,  
124 Nancy H. Lively  
125 Secretary  
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