

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

5
6 TUESDAY, JULY 17, 2012

7
8 MINUTES
9

10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Milt Surdam;
11 Bill Barney; Ron Alderman and Charles Kokoras.

12
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Jim Secor; Steve Rucinski; Lindy Lynch;
14 Jason Downersch; Kim Kraft; David Pearson and Nancy Lively-Secretary.

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

17
18 1. MINUTES OF APRIL 3, 2012

19 *Ron Alderman moved and Charles Kokoras seconded to approve the Minutes of April*
20 *3, 2012 as presented. The motion carried with Bill Barney abstaining.*

21
22 2. INTEREST PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH

23 Mr. Monks read the oath.

24
25 3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

26 None.

27
28 4. ALTERNATES – VOTING ASSIGNMENTS

29 None.

30
31 5. PITA DEVELOPMENT, LLC, 200 NORTH STREET

32 Mr. Rucinski is seeking design plan approval for façade changes and signs at 200 North
33 Street. The Application Review Panel approved the request and Mr. Rucinski shared the following
34 with the Board:

- 35
- 36 • A site plan was not required.
 - 37 • The Chrysler, Dodge, Jeep and Ram signs on the front of the building are made up of
38 individual letters, and not one whole piece each.
 - 39 • The overall height of the building is the same as it is now except for the Chrysler arch,
40 which will be 2’ higher.
 - 41 • The service department is not changing at all.

42 *Charles Kokoras moved and Bill Barney seconded to approve the Pita Development,*
43 *LLC, 200 North Street design plan for façade changes and signs as presented. The motion*
44 *carried unanimously.*

45
46 6. BENNINGTON AREA CHAMBER OF COMMERCE, COLGATE HEIGHTS, DUO
47 CORPORATION, MOUNT ANTHONY PRESERVATION SOCIETY, INC., PETER R.
48 GEANNELIS, 60 WEST ROAD

49 Milt Surdam recused himself from this agenda item because his wife is on the Board of
50 the Chamber of Commerce.

51
52 Ms. Lynch, representative for the Chamber of Commerce, is seeking approval for the
53 Garlic Festival to take place at Camelot Village on West Road noting that there are no changes in
54 the event from last year. They have also obtained approval from the property owners for this
55 event to take place there for the next five years (through 2016). The Application Review Panel
56 has approved the event for this year only.

57 The Board had concerns over the five year approval should the property change hands
58 during that time.

59
60 ***Barry Horst moved and Ron Alderman seconded to approve the Garlic Festival to take***
61 ***place at Camelot Village in 2012 as presented and to discuss approving the Camelot Village***
62 ***location for the event through 2016 in Deliberative Session. The motion carried unanimously.***
63

64 7. SOUTHERN VERMONT COLLEGE, 982 MANSION DRIVE

65 Southern Vermont College is seeking development plan approval for a new 138-student
66 dormitory. Mr. Secor shared the following with the Board:

- 67 • The new dorm will be between Hunter Hall and the hillside.
- 68 • Existing access road will be maintained.
- 69 • The building will have three stories in the back and four stories in the front.
- 70 • There will be a central water system that will utilize the two existing wells on the property.
- 71 • There will be limited parking only to fulfill ADA requirements and for delivery purposes.
72 Freshman will no longer be allowed vehicles on campus.
- 73 • The previous holding tank will be able to be used for the new sprinkler system.
- 74 • The Bennington Rural Fire Department does not have a ladder long enough for the four
75 stories in the front, however, the developer will supply the Department with a ladder to
76 satisfy that need.
- 77 • Dumpster and recycling units location will be screened from sight with vegetation.
- 78 • All lighting will be LED's and will blend in with the existing fixtures.
- 79 • The building will be 3 ½ to 4 feet higher than Hunter Hall but less visible offsite than Hunter
80 Hall is, and the roof pitch is 6/12.
- 81 • The sewer main line cleaning on Elm Street has been done and paid for.

82
83 Mr. Downersch shared the following with the Board:

- 84 • The project will utilize .57 acres.
- 85 • Extensive storm water work was done with the Hunter Hall construction and there have not
86 been any issues from adjacent landowners.
- 87 • The existing pond will need to be deeper with the new construction.
- 88 • There are two 12" discharge culverts that go along the rugby field to Monument Avenue.
- 89 • The pond will have a lesser impact up to a 10-year storm that what is there now.

90
91 Ms. Kraft reviewed the general design of the building to the Board pointing out the
92 brown exterior, roof color of a brownish gray, and first floor stone veneer that all aesthetically
93 fit into the existing structures.

94
95 Mr. Secor further explained the well system and water testing procedure to abutting
96 landowner, David Pearson.

97 **Barry Horst moved and Bill Barney seconded to Preliminary Approve the Southern**
98 **Vermont College, 982 Mansion Drive development plan for a new 138-student dormitory with**
99 **the following requirements:**

- 100 - **Put access road on Plan**
 - 101 - **Roof pitch and graphic scale on Plan**
- 102 **The motion carried unanimously.**

103

104 **8. OTHER BUSINESS**

105 Request for Amendment to Appleridge Planned Residential Development Plan

106 **Barry Horst moved and Ron Alderman seconded to discuss the Request for**
107 **Amendment to Appleridge Planned Residential Development Plan as presented in Deliberative**
108 **Session with any additional information that is needed to be requested from there. The motion**
109 **carried unanimously.**

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111 Election of Officers

112 **Ron Alderman moved and Bill Barney seconded to nominate Charles Copp as Chair**
113 **and Barry Horst as Vice-Chair of the Development Review Board. The motion carried**
114 **unanimously.**

115

116 **Ron Alderman moved and Bill Barney seconded to nominate Charles Copp, Barry**
117 **Horst, and Bill Barney to serve on the Application Review Panel. The motion carried**
118 **unanimously.**

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121 **At 6:45 P.M., it was moved and seconded to go into Deliberative Session. The motion**
122 **carried unanimously.**

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128

129 Respectfully submitted,
130 Nancy H. Lively
131 Secretary

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