

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

5
6 TUESDAY, JUNE 21, 2011

7
8 MINUTES
9

10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Bill Barney;
11 Dan Malmborg; Milt Surdam; Michael Harrington; Charles Kokorus and Ron Alderman.

12
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Mark Ballard; Ray Rossi; Robi Stoner;
14 and Joanne Erenhouse.

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16 At 7:00 P.M., Charles Copp called the meeting to order.

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18 1. MINUTES OF JUNE 7, 2011

19 *Michael Harrington moved and Barry Horst seconded to approve the Minutes of June*
20 *7, 2011 as presented. The motion carried unanimously.*

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 Milt Surdam to vote on Grace Christian School and Charles Kokoras to vote on the State
30 of Vermont.

31
32 5. GRACE CHRISTIAN SCHOOL, 104 KOCHER DRIVE

33 Mr. Horst stated that the Grace Christian School is seeking development plan approval
34 for an approximately 900 square foot addition to the rear of the existing building. The
35 application is in order and the Application Review Panel recommended approval.

36 Mr. Ballard noted that he is from Project Launch Search Team, a non-profit organization
37 that is working to start a college in Bennington on the 3rd and 4th floors of the Grace Christian
38 School facility. These discussions sparked the realization that the School needs more storage
39 area. Mr. Ballard gave the following information to the Board:

- 40
- 41 • The addition is an expansion of the storage area that is there now.
 - 42 • There will be no change to the parking lot lighting.
 - 43 • The existing four handicapped parking spaces would remain – the requirement is only for
44 three.
 - 45 • The finished exterior will match the existing building.

46 *Barry Horst moved and Bill Barney seconded to approve the Grace Christian School,*
47 *104 Kocher Drive development plan for an approximately 900 square foot addition to the rear*
48 *of the existing Grace Christian School building as presented. The motion carried*
49 *unanimously.*

50 6. STATE OF VERMONT, U.S. ROUTE 7 AND VT ROUTE 279

51 Mr. Monks stated that this is the second hearing for the State of Vermont seeking
52 development plan approval for a new State of Vermont Welcome Center in the systems
53 interchange (Routes 279 and 7 interchange).

54 Mr. Rossi shared the following information with the Board:

- 55 • The signage plan that includes signs for the destinations (Towns) that can be accessed by
56 the various exists/ramps out of the Welcome Center (in particular Bennington and
57 Manchester) have been sent to the Agency of Transportation for their review.

58
59 Mr. Stoner shared the following information with the Board:

- 60 • The Board reviewed photos of the stone proposed for the exterior of the building.
- 61 • The stone will be acquired locally.
- 62 • The Board reviewed samples of the roofing material.
- 63 • The roofing material is a 24-gauge standing seam galvanized steel alkaline with a pre-
64 weathered galvin finish, which is basically a painted primer conditioner.
- 65 • Because it is a painted surface, the paint will age and oxidize, but the roof, itself, will not.
- 66 • Even though it appears shiny, it is really a flat, dull finish.
- 67 • The cooler gray color of the roof will reflect the heat, and not be blinding to the flow of
68 traffic. Adversely, a darker color would hold in the heat during the winter, however,
69 cooling is the greater expense throughout the year.
- 70 • Several colors were considered when deciding what color the roof should be, but this is the
71 only material that was considered.
- 72 • The elevation of traffic will be lower, for the most part, that the roof so whatever reflection
73 is there is practically a moot point.
- 74 • The roof is large for the size of the building and the Board was concerned about the
75 reflection from it. Mr. Horst asked if there was a local building that was using it but Mr.
76 Stoner didn't know of any.

77
78 Ms. Erenhouse clarified the following:

- 79 • The Welcome Center will be accessible from three directions but will be able to be exited in
80 all four directions.
- 81 • 80% of the funding is federal, and federal turning radius regulations did not allow for access
82 from the fourth direction.

83
84 ***Michael Harrington moved and Barry Horst seconded to close the hearing and go into***
85 ***Deliberative Session on the State of Vermont, U.S. Route 7 and VT Route 279 development***
86 ***plan for a new State of Vermont Welcome Center upon the adjournment of the meeting. The***
87 ***motion carried unanimously.***

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89 7. OTHER BUSINESS

90 None.

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92 ***At 7:32 P.M., Barry Horst moved and Charles Kokoras seconded the adjournment of***
93 ***the meeting. The motion carried unanimously.***

94
95 Respectfully submitted,
96 Nancy H. Lively
97 Secretary