

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

5  
6 TUESDAY, MAY 17, 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; Joanne Erinhouse; Chad Schmidt; and Jim  
14 Secor.

15  
16 At 7:00 P.M., Charles Copp called the meeting to order.

17  
18 1. MINUTES OF MAY 3, 2011

19 *Ron Alderman moved and Barry Horst seconded to approve the Minutes of May 3,*  
20 *2011 amended as follows:*

21 *BOARD MEMBERS PRESENT – delete “Michael Harrington” and add “Ron*  
22 *Alderman”.*

23 *The motion carried unanimously.*  
24

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

26 Mr. Monks read the oath.  
27

28 3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

29 Bill Barney recused himself from #5. Bennington Area Chamber of Commerce for the  
30 Garlic Festival and Michael Harrington noted that he volunteers for the event but is not involved  
31 in any decision making. No one felt that Mr. Harrington needed to recuse himself from the vote.  
32

33 4. ALTERNATES – VOTING ASSIGNMENTS

34 Charles Kokoras.  
35

36 5. BENNINGTON AREA OF CHAMBER OF COMMERCE, COLGATE HEIGHTS, DUO  
37 CORPORATION, MOUNT ANTHONY PRESERVATION SOCIETY, INC., PETER R.  
38 GEANNELIS, 60 WEST ROAD

39 Mr. Horst reported that the Garlic Festival is an annual event and this year they have  
40 additional WC, they have some other options for handling traffic, and have only scheduled one  
41 event for the weekend instead of the two that occurred last year. The Application Review Panel  
42 recommended approval.

43 Ms. Erinhouse noted that the event will take place September 3<sup>rd</sup> and 4<sup>th</sup>, 2011 with the  
44 Irish Music Festival taking place after the Garlic Fest is over. There are no lingering issues from  
45 last year that she is aware of.

46 Mr. Schmidt stated that they have redesigned the parking pattern within the parking area,  
47 will create a lane for those turning into the Garlic Fest, and put up signage to route traffic that is  
48 going straight through to New York State to Route 279.

49 ***Barry Horst moved and Ron Alderman seconded to approve the Bennington Area***  
50 ***Chamber of Commerce, Colgate Heights, Duo Corporation, Mount Anthony Preservation***  
51 ***Society, Inc., Peter R. Geannelis, 60 West Road application for the Garlic Festival as***  
52 ***presented. The motion carried unanimously.***  
53

#### 54 6. NSK STEERING SYSTEMS AMERICA, INC., 110 SHIELDS DRIVE

55 Mr. Secor shared the following information with the Board:

- 56 • The plan is to add a 4,200 square foot addition to the East Road side of the existing building  
57 and a truck turn around within the parking lot to enable the trucks to go back down the hill  
58 instead of up it.
- 59 • The purpose of the project is to improve the internal flow of raw product in and finished  
60 product out.
- 61 • The old house would be torn down – or used as a fire department exercise – and the northern  
62 driveway curb cut would be removed.
- 63 • Two loading docks will be added and any truck stacking can be done within the parking lot.
- 64 • The large trees on the road will screen the project from public view.
- 65 • The bulk of the storm water will be going through a sedimentation pond, as well as,  
66 absorption so there will not be any increase in the ditches on East Road.
- 67 • The finish will be earth tone and the roof will be galvalume to match the existing building  
68 with very little of the addition visible.
- 69 • There will be two small lights added that will not be visible from East Road.
- 70 • Upon approval, work would begin as soon as possible.

71  
72 Mr. Horst noted that the Application Review Panel had recommended approval.  
73

74 ***Ron Alderman moved and Barry Horst seconded to approve the NSK Steering Systems***  
75 ***America, Inc., 110 Shield Drive application for the development plan of an approximate 4,200***  
76 ***square foot addition as presented. The motion carried unanimously.***  
77

#### 78 7. ELECTION OF OFFICERS

79 ***Ron Alderman moved and Michael Harrington seconded Charles Copp as Chair and***  
80 ***Barry Horst as Vice-Chair. The motion carried unanimously.***  
81

#### 82 8. OTHER BUSINESS

83 None.  
84

85 ***At 7:15 P.M., Ron Alderman moved and Milt Surdam seconded the adjournment of the***  
86 ***meeting. The motion carried unanimously.***  
87  
88

89 Respectfully submitted,  
90 Nancy H. Lively  
91 Secretary