

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

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6 TUESDAY, JANUARY 20, 2015

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8 MINUTES

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

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13 ABSENT: *Charles Kokoras;*

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16 ALSO PRESENT: Dan Monks-Zoning Administrator; Robert Kobelia; (1) citizens

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19 At 6:30 P.M., Charles Copp called the meeting to order.

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22 **1. MINUTES OF JANUARY 06, 2015**

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24 No corrections or comments regard January 06, 2015 minutes.

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26 **Motion:** *Barry Horst moved to approve the minutes of January 06, 2015 as submitted.*
27 *Milt Surdam seconds motion. The motion passed unanimously. (Charles Kokoras absent)*

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30 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH**

31 Dan Monks read the oath.

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34 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
35 **INTEREST**

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37 There were none this evening.

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40 **4. ROBERT KOBELIA, 3015 WEST ROAD**

41 Dan monks reviewed the project. The applicant is seeking development plan approval for
42 a log yard on his West Road property.

43 Robert Kobelia stepped forward to present. He noted that he started this process about a
44 year ago by contacting the Commissioner of Agriculture and the Commissioner of Forestry. The
45 State noted that is an allowable use but that it is ahead of its time. This will be a log
46 concentration yard (full description included in application packet). There will be no
47 manufacturing on site. A variety of wood from low-grade to veneer shall be utilized.

48 Mr. Kobelia stated he received approval from the state to re-open the bar-way for easier
49 access to his property for the trucks. An aerial photo was included in packet.

50 Dan Malmborg had questions regarding the loading dock and the residential dwelling on-
51 site. Mr. Kobelia noted that it is an existing loading dock. He built it for another purpose but
52 will work well for this use as well. The existing dwelling is his primary residence.

53 Bill Barney asked if a stormwater permit was needed. Mr. Kobelia noted that the State
54 has not asked for one. He does have drainage and culverts on site for general purposes and the
55 State seems to be satisfied with those.

56 Milt Surdam had questions regarding dirt being pulled into the State highway areas. Mr.
57 Kobelia noted that anything was possible but this was not likely due to the existing conditions.
58 There is some existing paving plus additional footages of crushed stone and shale. Mr. Surdam
59 then asked about signage for entering or existing trucks. Mr. Kobelia noted that the State is more
60 concerned with appropriate visibility. A minimum of (500) feet is required. Mr. Kobelia stated
61 that from one side the visibility is approximately (1,000) feet and the opposite direction is now
62 approximately (600-700) feet. The State is responsible for the signage and Mr. Kobelia hopes to
63 have some in the future.

64 Charlie Copp noted that the letter sent by Mr. Kobelia stated this was not to be a sawmill
65 yet the application says “sawmill” right on it. Mr. Kobelia explained that the Bylaws do not
66 address a “log concentration yard”; therefore he used “sawmill” as the closest term with a longer
67 explanation.

68 Mr. Copp also explained that there was no scale showing a paving apron. This must be
69 included. A minimum of (20) feet is required. If the State requires more that it will b fine but
70 Bennington requires at least a (20) foot paved apron to the property.

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72 The Board had no further questions.

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74 **Motion:** *Barry Horst motioned to move into Deliberative Session. Bill Barney seconded*
75 *the motion. The motion passed unanimously. (Charles Kokoras absent)*

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79 **5. OTHER BUSINESS**

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81 There was no other business this evening.

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85 **Motion:** *Bill Barney motioned to close the meeting. Barry Horst seconded the motion.*
86 *The motion passed unanimously. (Charles Kokoras absent)*

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91 Respectfully submitted,

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94 Linda E. Bermudez
95 Secretary

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