

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

5
6 TUESDAY, FEBRUARY 19, 2013

7
8 MINUTES
9

10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Milt Surdam;
11 Charles Kokoras; Dan Malmborg

12
13 ABSENT: *Ron Alderman; Bill Barney*

14
15 ALSO PRESENT: Dan Monks-Zoning Administrator; Jim Secor, Engineer; (1) citizen; Linda
16 E. Bermudez, Secretary

17
18
19 At 6:30 P.M., Charles Copp called the meeting to order.
20
21

22 **1. MINUTES OF JANUARY 22, 2013**

23 *Dan Malmborg moved to approve the minutes of January 22, 2013 as submitted. Milt*
24 *Surdam seconded the motion. Motion passes unanimously. (Ron Alderman; Bill Barney*
25 *absent)*

26
27
28 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH**

29 Dan Monks read the oath.
30
31

32 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
33 **INTEREST**

34 None
35
36

37 **4. BENNINGTON PLAZA, LLC CHINA WOK, 68 BENNINGTON PLAZA**

38 Jim Secor, MSK Engineering stepped forward to represent the applicant for the
39 approximately 200 square foot expansion to the existing China Wok Restaurant on Northside
40 Drive. Dan Monks informed the board that the applicant has already met with the Application
41 Review Board. Barry Horst continued by stating that the applicant has agreed to have the new
42 addition match the existing portion of the building and to enclose the dumpster. Mr. Horst, on
43 behalf of the Application Review Board recommends approval of this expansion

44 The Board had no further questions for Mr. Secor.
45

46 *Charlie Kokoras moved to approve the developmental & design plan. Barry Horst*
47 *seconded the motion. The motion carried unanimously. (Ron Alderman; Bill Barney absent)*
48
49

50 **5. JOHN & SANDRA REDDING, 722 MAIN STREET**

51 John Redding, owner and applicant stepped forward to answer any questions. Dan
52 Monks informed the board that the applicant has already met with the Application Review
53 Board. Mr. Monks continued by stating that this location was previously a Bed and Breakfast,
54 converted to a single family home and is now looking to convert the building into a smaller Bed
55 & Breakfast with a lounge. Barry Horst stated the only changes to be made are: 1) the applicants
56 must pave the apron for the Main Street driveway and 2) add some shrubs where the sidewalk
57 meets the parking lot (Main Street side). Mr. Horst continued by stating most of the changes will
58 be internally. There is plenty of parking already on site for this project and no additional lighting
59 will be needed. Mr. Horst, on behalf of the Application Review Board therefore recommends
60 approval of this project.

61 Charlie Copp noted that he would like to see the dumpster for this project be enclosed.
62 Dan Malmborg asked how many guests they will be accommodating. Mr. Redding noted that
63 there would only be 3 rooms for overnight accommodations. The lounge however will seat up to
64 49 persons.

65 The Board had no further questions for Mr. Redding.

66
67 *Barry Horst moved to approve the developmental & design plan with minor changes as*
68 *noted. Charles Kokoras seconded the motion. The motion carried unanimously. (Ron*
69 *Alderman; Bill Barney absent)*

70
71
72 **6. OTHER BUSINESS**

73 Dan Monks noted that the next regularly scheduled meeting would fall on March 5th,
74 2013. This is actually Voting Day. Therefore, there will no meeting held. The next DRB
75 meeting will then be March 19th, 2013.

76 Barry Horst wanted to wish Dan Monks a Happy Birthday.

77
78 *Barry Horst moved to close the meeting. Milt Surdam seconded. The motion carried*
79 *unanimously.*

80
81
82
83
84
85 Respectfully submitted,

86
87
88 Linda E. Bermudez
89 Secretary
90
91