

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

5
6 TUESDAY, MARCH 19, 2013

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8 MINUTES
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10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Milt Surdam;
11 Dan Malmborg ; Bill Barney

12
13 ABSENT: *Ron Alderman; Charles Kokoras*

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15 ALSO PRESENT: Dan Monks-Zoning Administrator; Nicole Kesselring - Kesselring
16 Engineers; Ralph Nimtze-NBF Architects; (I) citizen; Linda E. Bermudez, Secretary

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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 FEBRUARY 19, 2013**

23 *Milt Surdam moved to approve the minutes of February 19, 2013 as submitted. Bill*
24 *Barney seconded the motion. Motion passes unanimously. (Ron Alderman; Charles Kokoras*
25 *absent)*

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

30 Dan Monks read the oath.
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34 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
35 **INTEREST**

36 None
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40 **4. BLS BENNINGTON, LLC, MERCHANT’S BANK, 210 NORTHSIDE DRIVE**

41 Dan Monks summarized the project proposed. Mr. Monks reminded all those present
42 that this is the first of two hearings. This is a preliminary review.

43 Nicole Kesselring of Kesselring Engineering stepped forward to present. The project
44 proposed is the renovation of the former Wendy’s Restaurant located on the BLS Bennington,
45 LLC property on Northside Drive into a full service Merchants Bank. Ms. Kesselring reviewed
46 the plans displayed including the proximity to Walmart and the entrance to the property.
47 Merchants Bank would lease two lots owned by BLS (former Wendy’s Restaurant and TD Bank
48 North ATM) to accommodate both the building renovation and parking necessary. The current
49 location of the TD Bank North ATM will become green space for the project. Ms. Kesselring

50 reviewed the proposed parking spaces including some 90-degree angle locations. There will be a
51 one-way drive-thru access point for customers of Merchants.

52 Ms. Kesselring noted there would be additional green space added to the front sidewalk
53 area of the building to accommodate for falling ice and rainfall. Although two areas of green
54 space have been planned, a variance for landscaping is being requested. According to the
55 Zoning requirements 10% of green space is required. The sidewalk area green space does not
56 count towards this 10%. In order to accommodate the required amount, island areas would need
57 to be carved out of the limited parking areas. Additionally, a variance for parking is also being
58 requested to allow parking in both the “front yard” area as well as the side of the building that
59 would be along the Northside drive portion of the lot. A hedgerow would be installed to block
60 the view of parked cars from Northside Drive. Ms. Kesselring went on to describe lighting
61 changes including current fixtures that would be converted to LED. The existing water and
62 sewer services would be re-used. The only change expected is the removal of the grease trap that
63 was required for the former restaurant. The existing dumpster would also remain but shall be
64 enclosed.

65 Bill Barney asked if the proposed Northside Drive side parking spaces would be for
66 employee parking. Ms. Kesselring stated this would most likely be the case since it is the
67 farthest from the bank access.

68 Charlie Copp noted that this project is only required to have 10 parking spaces by law.
69 The current design submitted shows 19. Why would a variance for 5 additional spaces in the
70 front be needed? Ms. Kesselring pointed out that although it appears Merchants would have 19
71 spaces that is not actually the case. Only certain spaces have been designated/leased for the
72 customers. The additional parking spaces are under the control of the property owner. They
73 may not always be available. The owner may choose to lease them to another business or
74 remove them all together.

75 At this time Ralph Nimtz, stepped forward to present on the proposed architectural
76 changes to the building. Mr. Nimtz described the building and the existing materials. The
77 project proposes to alter the building to make it appear less like a “fast food restaurant”. Trusses
78 would be added to the roof and a green metal roof would also be added. All existing windows
79 would remain. A small sign would be added over the entryway as well as the side of the building
80 towards the plaza entryway. A lattice fence would enclose all building mechanicals such as the
81 air conditioning unit. The interior would include an ATM lobby that would then open to a full
82 service bank lobby with handicap accessible counters etc.

83 Charlie Copp and Mr. Nimtz discussed roof slope requirements. Mr. Copp asked if the
84 slope could be added to the drawings, as it is not currently noted.

85 Barry Horst asked what type of shrubs would be installed on the Northside Drive line of
86 property. Ms. Kesselring stated all shrubs installed shall be maintained at a three to four foot
87 height so as to have some screening but still maintain visibility. She furthered by stating that
88 visibility is important since Merchants Bank will not have signage on the plaza’s main entrance
89 sign. Ms. Kesselring asked if therefore additional signage could be placed over the drive thru.
90 Mr. Nimtz noted that the current total square footage of signage equaled 31 feet. Mr. Monks
91 noted the total allowable amount is 32 feet.

92 The Board had no further questions.

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94 ***Dan Malmberg moved to go into deliberative session. Barry Horst seconded the***
95 ***motion. The motion carried unanimously. (Ron Alderman; Charles Kokoras absent)***

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99 **5. OTHER BUSINESS**

100 No "other business"

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103 *Barry Horst moved to close the meeting. Bill Barney seconded. The motion carried*

104 *unanimously. (Ron Alderman; Charles Kokoras absent)*

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110 Respectfully submitted,

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112

113 Linda E. Bermudez

114 Secretary

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