

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

5
6 TUESDAY, NOVEMBER 18, 2014

7
8 MINUTES
9

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

12
13 ABSENT: *Barry Horst-Vice-Chair; Bill Barney; Ron Alderman*
14

15
16 ALSO PRESENT: Dan Monks-Zoning Administrator; Edgar Greason; Jon Travor; Linda
17 Bermudez Recording Secretary; (2) citizens
18

19
20 At 6:30 P.M., Charles Copp called the meeting to order.
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23 **1. MINUTES OF OCTOBER 21, 2014**
24

25 No corrections or comments regarding October 21, 2014 minutes.
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27 **Motion:** *Charles Kokoras moved to approve the minutes of October 21, 2014 as*
28 *submitted. Dan Malmborg seconds motion. The motion passed unanimously. (Barry Horst,*
29 *Bill Barney, Ron Alderman absent)*
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33 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**

34 Dan Monks read the oath.
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36
37 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
38 **INTEREST**
39

40 There were none this evening.
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44 **4. EDGAR & MELISSA GREASON, 126 ELM STREET**

45 Dan Monks reviewed the project. The applicants are requesting approval for the
46 replacement of a slate roof with asphalt shingles. Mr. Monks noted the Application Review
47 Panel has reviewed the request and has recommended approval.

48 Edgar Greason stepped forward and noted the asphalt shingles chosen mimic the look of
49 slate. They are requesting approval of this material due to economic hardship actual slate
50 replacement would cause.

51 Milt Surdam asked if other buildings in this area have non-slate roofs. Mr. Greason stated
52 he knew of at least three but was unsure of the rest.

53 The board had no further questions.
54

55 ***Motion:*** Charles Kokoras motioned to Approve the asphalt roof replacement materials.
56 Milt Surdam seconded the motion. The motion passed unanimously. (Barry Horst, Bill
57 Barney, Ron Alderman absent)
58

61 **5. DIAMOND PRINTING, 933 MAIN STREET**

62 Dan monks reviewed the project. The applicant is requesting a variance to convert the
63 existing building into a four-unit apartment house. This will be the first of two hearings

64 Jon Traver stepped forward to present. The old print shop would be converted into (4) 2-
65 bedroom apartments. Each unit expected to be approximately 730 square feet. The small shed in
66 the back would be demolished and total of (6) parking spaces would be designed in the parking
67 area. The front door would be removed for safety reasons. No other changes to the structure of
68 the building are proposed.

69 Dan Monks noted that the variance is for the lot density only. This is a 0.16-acre site and
70 currently does not meet standards.

71 Charlie Copp noted that the lot size is a problem. Mr. Copp then cited several items that
72 must be presented on the design. These included a 20-foot paved apron at the entry to the
73 parking area. The trash area must be gated and screened from view. The eastside of the parking
74 lot must have a 5-foot strip as required by law. The parking lot itself must be shielded from view
75 with some shrubbery. Any lighting must be indicated on the design. The current scale on the
76 design does not agree with the drawings. This must be corrected. And lastly, a site location map
77 must be included.
78

79 ***Motion:*** Dan Malmborg motioned to grant a continuance to Diamond Printing, 933
80 Main St. Milt Surdam seconded the motion. The motion passed unanimously. (Barry Horst,
81 Bill Barney, Ron Alderman absent)
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84 **7. OTHER BUSINESS**

85 There was no other business this evening.
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88 ***Motion:*** Charles Kokoras motioned to close the meeting. Milt Surdam seconded the
89 motion. The motion passed unanimously. (Barry Horst, Bill Barney, Ron Alderman absent)
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91
92 Respectfully submitted,

93
94
95 Linda E. Bermudez
96 Secretary