

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

5
6 TUESDAY, FEBRUARY 04, 2014

7
8 MINUTES
9

10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Bill Barney;
11 Charles Kokoras; Milt Surdam; Dan Malmborg
12

13
14 ABSENT: *Ron Alderman*
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17 ALSO PRESENT: Dan Monks-Zoning Administrator; Jason Dolmetch – MSK Engineering;
18 Terrance A. Morse, Town of Bennington – Water Resources Superintendent; (4) Citizens; Linda
19 E. Bermudez, Secretary
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22 At 6:30 P.M., Charles Copp called the meeting to order.
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25 **1.MINUTES OF OCTOBER 01, 2013**
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27 No questions or corrections regarding minutes of October 01, 2013.
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29 *Charles Kokoras moved to approve the minutes of October 01, 2013 as submitted. Bill*
30 *Barney seconded the motion. Motion passes unanimously. (Ron Alderman absent)*
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34 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**
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36 Dan Monks read the oath.
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38 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
39 **INTEREST**

40 None were noted. Dan Monks, however, advised all those present that he does work for
41 the Town of Bennington. He is not a voting member of the Design Review Board but asked if
42 anyone present would like him to remove himself from further discussion of this item. All
43 members of the Board and those present agreed to have Mr. Monks remain.
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46 **4. TOWN OF BENNINGTON & SOUTHERN VERMONT COLLEGE (SVC), SVC**
47 **CAMPUS MANSION DRIVE**

48 Dan Monks noted the applicant is seeking approval for a developmental plan for a water
49 tower to be placed on the SVC campus.

50 Jason Dolmetsch asked Terry Morse to present some background information about the
51 project. Mr. Morse reviewed the Town of Bennington's requirements by the State of Vermont to
52 increase pressure on the Southside of Town. This area of town has traditionally had low
53 sometimes, substandard levels, of pressure. When high demands occur, such as fire flows or a
54 water main break, pressure reduces even further. The State of Vermont has required the Town of
55 Bennington to resolve these issues by 2018.

56 Mr. Morse continued by explaining the SVC campus is currently serviced by private
57 wells. These wells have not consistently met state standards. The State of Vermont has required
58 them to move to a consistent clean source of water. SVC is required to resolve their clean water
59 supply issues immediately. By partnering up these two projects it allows the Town of
60 Bennington to the share cost of the project. It will also allow the Town to access a lower interest
61 loan to complete the project. The first phase of Bennington's resolution to the pressure issues
62 would then not only be completed ahead of schedule, but at a lesser cost. The end result would
63 be a lesser impact on the water users. It was noted that all easements have already been secured at
64 no additional cost to the Town (another savings by the partnership).

65 Charlie Kokoras asked about deeded rights to the tank. Jay Dolmetsch stated those are
66 already in place. Mr. Dolmetsch at this point began to review the maps submitted. He pointed
67 out the areas of Town Mr. Morse referred to as the "south side" that need pressure
68 improvements. He also reviewed the map of the SVC campus and those areas to be effected.
69 Mr. Dolmetsch showed the project would consist of approximately 4,500 linear feet of pipe
70 through the campus and Mansion Drive. A booster pump station would be required at the
71 location referred to as "the fields" (Softball etc). The tank would be placed higher up on the
72 property near the Mansion.

73 It was noted a few site improvements would be needed at both the booster pump station
74 and the tank area. The pump station is designed to look like a shed. It will be a clapboard
75 structure approximately 18 x 20 feet in size. The tank will be partially buried and will be placed
76 behind an "old growth" pine stand. The tank will be approximately 1,175 feet above ground.
77 The pine stand currently is at 1,200 feet high; therefore completely blocking view from every
78 angle of this tank.

79 Mr. & Mrs. Bitteker stated they were abutting property owners and asked where exactly
80 the pump station/shed would be in relation to the field. Mr. Dolmetsch noted that it would be to
81 the left of the parking area.

82 Bill Barney questioned storm water runoff. Mr. Dolmetsch stated there would be no
83 additional impervious areas other than tank. The area around the tank will be mulched and a
84 small catch basin will lead to a small swale, which shall be discharged to an intermittent stream.
85 Mr. Barney then asked if a stormwater permit would be required. Mr. Dolmetsch noted that
86 only a "construction stormwater permit" is required for this project.

87 Mr. Barney then asked for clarifications on the pressure differences to be expected. Mr.
88 Dolmetsch summarized by stating the Vermont minimum standard of pressure is 60 psi to each
89 home. The areas of town such as Crescent Blvd, Margaret Lane and Stonehedge (known as the
90 Southside), in best conditions, can be as low as 39 psi. In a high demand situation that pressure
91 drops even lower. This can also become dangerous. Mr. Dolmetsch continued by stating that
92 the new tank at SVC and distribution lines will bring the pressure to a steady 60-100 psi even
93 during high demand times. This project brings two additional benefits. The Town will also be
94 able to get rid of two dead end lines, therefore stabilizing flow and stagnant water issues on Putnam
95 and Dewey Streets. The project will also allow for additional water feed into Old Bennington
96 during high flow demands. This area of town is serviced mostly by a small 275,000-gallon
97 storage tank.

98 Mr. Barney then asked if the new pressure will create issues in the older pipes that
99 service the low pressure areas. Mr. Morse stated they would be able to sustain the pressure for a
100 period of time. Phase two of the overall improvements the Town of Bennington will be making
101 is to replace/add new infrastructure in those areas.

102 Charlie Copp asked for a few corrections to the submitted maps. Labeling on map C101
103 needed to be changed to "tank". Mr. Copp asked that on C305, a graphic scale be added along
104 with roof pitch and color of the structure. It was also asked who would be responsible for the
105 restoration of the area. Mr. Dolmetsch noted that the contractor is responsible to restore
106 disturbed areas "to like or better" state.

107 The board had no further questions.
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110 *Charles Kokoras motion to grant Preliminary Approval for the proposed developmental*
111 *plan for a water town at Southern Vermont College with changes requested as stated above.*
112 *Barry Horst seconded the motion. The motion carried unanimously. (Ron Alderman absent)*
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114 **7. OTHER BUSINESS**

115 No "other business" this evening.
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119 *Dan Malmborg moved to close the meeting. Barry Horst seconded the motion. The*
120 *motion carried unanimously. (Ron Alderman absent)*
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124 Respectfully submitted,
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126

127 Linda E. Bermudez
128 Secretary
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