

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

5
6 TUESDAY, JULY 01, 2014

7
8 MINUTES

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

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14 ABSENT: *Dan Malmborg*;

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17 ALSO PRESENT: Dan Monks-Zoning Administrator; Brian Lewis, Camelot Village; (2)
18 citizens

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

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24 **1. MINUTES OF JUNE 17, 2014**

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26 No corrections or comments regard June 17, 2014 minutes.

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28 *Milt Surdam moved to approve the minutes of June 17, 2014 as submitted. Barry Horst*
29 *seconds motion. Motion passes unanimously. (Dan Malmborg absent)*

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33 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**

34 Dan Monks read of this oath.

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38 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
39 **INTEREST**

40 There were none noted this evening.

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44 At this time Dan Monks noted that West Shore Management/All Service Citgo had
45 withdrawn their application. There shall be only one item on this evening's agenda.

48 **4. CRAFT PRODUCERS, COLGATE HEIGHTS, DUO CORPORATION, MOUNT**
49 **ANTHONY PRESERVATION SOCIETY INC., PETER R. GEANNELIS, DONALD**
50 **WASSICK, WEST ROAD (CAMELOT VILLAGE AND ADJACENT FIELDS).**

51 Dan Monks reviewed the project. The applicant is seeking approval for a special event.
52 Mr. Monks noted the applicant has already met with the Application Review Board. There was a
53 concern raised by a neighbor therefore a presentation is requested.

54 Brian Lewis stepped forward as a representative and part owner of the Colgate Heights
55 location. He noted that the Craft Fair would be a three-day event just as last year. It will take
56 place on August 1st, 2nd, & 3rd, 2014. There are no significant changes. An abutting property
57 owner has requested an increase in setbacks so there will be no risk of infringement on their land.

58 Bill Barney asked about police presence. Mr. Lewis noted there would be at least two
59 officers on site. One will be located at the pedestrian crossing. The other will be located at the
60 Fox Hill Road intersection. If it is requested or believed to be needed we will increase the
61 amount of officers on site.

62 Bruce Kennedy stepped forward and introduced himself as a property abutter just south
63 of the parking area. Mr. Kennedy expressed concern for “quality of life” issues. He did not
64 know when he moved in he would be next to a “fair ground”. Originally there was only 1 event
65 held at this location, now there are two. Mr. Kennedy noted that last year he saw 10 vehicles
66 where people were staying overnight and sleeping in the vehicles. Will there be 15 this year?

67 Barry Horst noted there is nothing in the bylaw that prohibits this short-term. It would be
68 up to the private property owner to discourage it.

69 Brian Lewis noted that the Craft Fair had an attendance of approximately 5,500 – 6,000
70 people over the 3-day period. The Garlic Fest is a much larger venue with a larger attendance.

71 The board had no further questions.
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74 *Charles Kokoras motioned to approve the Craft Fest application. Bill Barney seconded*
75 *the motion. The motion passed (Dan Malmborg absent)*
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78 **5. OTHER BUSINESS**

79 There was no other business this evening.
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82 *Milt Surdam moved to close the meeting. Barry Horst seconded the motion. The*
83 *motion carried unanimously. (Dan Malmborg absent)*
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87 Respectfully submitted,
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90 Linda E. Bermudez
91 Secretary
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