

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

5  
6 TUESDAY, JUNE 18, 2013

7  
8 MINUTES  
9

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

12  
13 ABSENT: None

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15 ALSO PRESENT: Dan Monks-Zoning Administrator; Chris Ponessi – Speath Engineering;  
16 Matt Casey; (1) citizen; Linda E. Bermudez, Secretary

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18  
19 At 6:30 P.M., Charles Copp called the meeting to order.  
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22 **1.MINUTES OF JUNE 04, 2013**

23 No questions or corrections regarding minutes of June 4, 2013.  
24

25 *Charles Kokoras moved to approve the minutes of June 4, 2013 as submitted. Bill*  
26 *Barney seconded the motion. Motion passes unanimously.*  
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29  
30 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**

31 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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39 **4. BIRCH HOLLOW, LLC 262 MAIN STREET**

40 Dan Monks summarized the project and noted that the applicants have already met with  
41 the Historic Preservation Society. This will be the first of two hearings for this project.

42 Chris Ponessi of Speath Engineering step forward to present this project. The applicants  
43 are seeking approval to build a brand new 9,100 square foot building on an existing parking lot  
44 formerly owned by Alcaro motors. Mr. Ponessi furthers with a detail review of the 31 parking  
45 spaces to be located on site and landscape and green spaces proposed. The building itself will  
46 appear to be a two-story building; however the second floor will be faux. The outside of the  
47 building shall be covered in brick paneling and will also have street trees added. Mr. Ponessi  
48 continued by describing the downspout, runoff and drainage system proposed. This system will  
49 not only catch their own roof runoff, but the neighboring Kirkside Motel as well. Grading and

50 drainage inlets will be installed to collect the runoff and will eventually connect to the Town's  
51 collection system. This will require connection to and the reinforcement of an already  
52 compromised hand laid brick archway under Main Street. The applicant will be working with  
53 the Town's Highway Superintendent to shore up the archway as part of the connection process.  
54 The applicant has also agreed to replace curbing and all sidewalks in front of the proposed  
55 building site. Mr. Ponessi noted that because this building site is less than (1) acre they are not  
56 required to have a Stormwater Permit from the State of Vermont.

57 Mr. Ponessi continued with the lighting details of the property along with historical  
58 architectural features that have been designed to keep with the look of downtown Bennington.  
59 Propane tanks shall be buried with only the covers visible. The dumpster area shall be placed  
60 behind the building and enclosed with fencing.

61 Ron Alderman asked about the second floor of the building. Mr. Ponessi explained that it  
62 would be a faux second floor. Behind the façade shall be a sloped roof and building mechanics.

63 Charlie Copp asked to have (2) notations removed and/or corrected on the plans  
64 regarding guardrails and ownership of a neighboring strip of property.

65 Bill Barney noted the directions of the loading dock were not correct. It is stated as  
66 loading from the east side when in fact the loading will take place on the north side of the  
67 building. Please have this corrected as well. Mr. Barney also asked about the "snow area". He  
68 stated he did not have an issue with its location, facing Route 9 (Main Street). However, when  
69 snow sits for sometime it can become dirty looking. Mr. Ponessi noted that there would be an  
70 earthen berm with landscaping between the snow area and Route 9. Mr. Barney stated that he  
71 understood that, however it still could become unsightly. Mr. Barney would like to add a  
72 stipulation that periodically (to be determined later) the snow be removed from that location.

73 Charlie Copp asked for a graphic scale be added to the plans. Mr. Copp also reminded  
74 Mr. Ponessi that when applying for a sign permit the total enclosure is 40 feet. This proposed  
75 sign shall need to be modified slightly.

76 Sam Restino stepped forward to speak. He identified himself as an employee of the  
77 Kirkside Motel (neighboring property) and a caretaker for the Alcaro property. He stated he felt  
78 this was a great project. Mr. Restino, however, questioned if there would be parking out front on  
79 Main Street. Dan Monks stated that it would follow whatever zoning already exists. Mr.  
80 Restino expressed concern regarding Sunday church services and the amount of cars parked on  
81 Main Street.

82 Mr. Ponessi stepped forward to note that he and his client were not requesting parking on  
83 Main Street. Their design for onsite parking meets the required parking spaces needed for this  
84 project. Barry Horst explained to Mr. Restino if he had an issue with potential parking on Main  
85 Street in front of this property, his issue would be with the Town, not the Design Review Board  
86 (DRB).

87 Mr. Restino next expressed concern for the refueling of the Kirkside Motel's propane  
88 tanks and provided some suggestion to remedy this. Dan Monks explained that it is not  
89 appropriate for the DRB to mandate access be allowed from one property to another private  
90 property for this purpose. Mr. Restino then began describing what lies underneath this piece of  
91 land and his concern about water. Mr. Copp explained that is not of concern this evening.

92 Matt Casey stepped forward to speak on behalf of the developers of this project. He  
93 stated for liability reasons he could not see allowing propane tanks on site to service a  
94 neighboring property. Mr. Monks agreed.

95 The board had no further questions.

96

97 ***Barry Horst moved to grant Preliminary Approval with minor corrections as noted***  
98 ***above. Charles Kokoras seconded the motion. The motion carried unanimously.***

99

100 Barry Horst asked if a schematic of the light poles could also be added to the plans. Mr.  
101 Ponessi agreed.

102 Dan Monks noted that the second of the two hearings shall be scheduled for the next  
103 DRB meeting. This is scheduled for Tuesday July 02, 2013.

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105

106 **6. OTHER BUSINESS**

107 Dan Monks noted there is a request for a three-year extension on the subdivision permits  
108 for Marc Beatty's Clyde Street property. Mr. Monks noted that this existing permit will expire in  
109 September 2013. There are no zoning changes in this area. The three-year extension is a  
110 standard timeframe. Dan Malmborg asked if there have been renewals on this permit before.  
111 Mr. Monks stated there has been.

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113 *Bill Barney moved to grant the extension as requested. Barry Horst seconded the*  
114 *motion. The motion carried unanimously.*

115

116 Dan Monks then asked that although it was not on the agenda for this evening would the  
117 board like to elect the officers for the Design Review Board (DRB). The board agreed.

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119 *Dan Malmborg moved that the current state of officers remain the same. Ron*  
120 *Alderman seconded the motion. The motion carried unanimously.*

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122

123 Dan Monks then asked about the Application Review Panel members.

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125

126 *Dan Malmborg moved that the current Application Review Panel members remain the*  
127 *same. Charles Kokoras seconded the motion. The motion carried unanimously.*

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129

130 *Barry Horst moved to close the meeting. Milt Surdam seconded the motion. The*  
131 *motion carried unanimously.*

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134

135 Respectfully submitted,

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137

138 Linda E. Bermudez

139 Secretary

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