

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

5
6 TUESDAY, JULY 02, 2013

7
8 MINUTES
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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

14
15 ALSO PRESENT: Dan Monks-Zoning Administrator; Chris Ponessi – Speath Engineering;
16 Ralph Nimtze – NBF Architects P.C.; (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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21

22 **1.MINUTES OF JUNE 18, 2013**

23 No questions or corrections regarding minutes of June 18, 2013.
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25 *Charles Kokoras moved to approve the minutes of June 18, 2013 as submitted. Milt*
26 *Surdam seconded the motion. Motion passes unanimously.*
27
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29 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH**

30 Dan Monks read the oath.
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32

33 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
34 **INTEREST**

35 None
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37

38 **4. BIRCH HOLLOW, LLC 262 MAIN STREET**

39 Dan Monks summarized the project and noted that this was the second of two hearings
40 for this project. Mr. Monks also stated that Preliminary Approval was granted at the last hearing.

41 Chris Ponessi stepped forward to present. He summarized the project and noted that
42 there are no changes requested. Any corrections or minor changes requested by the board at the
43 last hearing have been made to the plans and submitted

44 The board had no further questions.
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46 *Barry Horst moved to close the hearing and move to deliberative session. Ron*
47 *Alderman seconded the motion. The motion carried unanimously.*
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49

50 **5. OTHER BUSINESS**

51 Dan Monks noted there is a request for some minor changes to the Merchants Bank
52 project on the BLS Bennington LLC property located on Northside Drive.

53 Ralph Nimtz stepped forward to review the request. Mr. Nimtz noted that on the original
54 plans the building's masonry was to be painted. His client is requesting to change that and leave
55 the masonry un-painted. This will result in less maintenance. The original plans also called for a
56 Green Metal Roof. We are now concerned about the sliding of snow and ice from that type roof.
57 We are requesting to use 50yr Asphalt shingle roofing instead. It will remain a dark color green.
58 The last request is for the entrance. Currently it is 20 feet wide. The original plans requested an
59 expansion to 26 feet. We would like to keep the entrance width as it is now at 20 feet and not
60 expand. Mr. Nimtz finished by stating the demolition is just about complete and site work shall
61 begin shortly.

62 Barry Horst asked if the entire roof would be covered in the shingles or just the section
63 over the drive-thru. Mr. Nimtz stated it would be the entire roof. Charlie Copp asked if the
64 expanded sidewalk would remain for the buffer of snowfall from roof. Mr. Nimtz confirmed that
65 would remain.

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67 *Barry Horst moved to approve the changes requested. Milt Surdam seconded the*
68 *motion. The motion carried unanimously.*

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71 *Barry Horst moved to close the meeting. Charles Kokoras seconded the motion. The*
72 *motion carried unanimously.*

73
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75
76 Respectfully submitted,

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78
79 Linda E. Bermudez
80 Secretary

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