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DEVELOPMENT REVIEW BOARD  
May 3, 2011  
7:00 PM  
BENNINGTON FIRE FACILITY  
126 RIVER STREET, BENNINGTON, VT  
MINUTES

8BOARD MEMBERS PRESENT: Charles Copp, Chair, Barry Hörst, Vice Chair, Milt  
9Surdam, Charles Kokoras, Bill Barney, and Dan Malmborg.  
11NOT PRESENT: Michael Harrington  
13OTHERS PRESENT: Dave Furlong, Tim Smith, Architect, Richard Lowenthal, Daniel  
14Monks, Zoning Administrator; and Robyn Baker, Recording Secretary.  
16NOT PRESENT:  
18Copp called the meeting to order at 7:00 PM.  
201. Minutes of April 19, 2011.  
21Alderman moved and Hörst seconded approval of the minutes of April 19, 2011 as presented.  
22The motion passed unanimously.  
242. Interested Persons – Appeal Rights – Reading of witness’ oath  
25Monks read the oath.  
273. Disclosure of Ex parte Communications and Conflicts of Interest  
28None.  
304. Alternates – Voting Assignments  
31All Board members present were voting this evening.  
335. Anthony Hebert, 314 Pleasant Street, the applicant is seeking design plan approval for  
34changes to the façade of his apartment building on Pleasant Street.  
36Dave Furlong, local contractor presented the project. Barney asked about the fascia, and  
37Furlong reviewed their plans regarding the roofline. He explained that there would be a  
38sealing coat of paint to seal the lead in. He explained that their original intent was to wrap  
39the wood trim, but the lead paint on exterior of building needs to be dealt with. Barney asked  
40if this would encapsulate the lead paint, and Furlong reported that Hebert has found a paint  
41recommended by the EPA for that purpose.  
43There has been some question about what they will or won’t be allowed to do. He plans on  
44adding new J-channel to existing window and door trim, roof trim, and siding the rest of the  
45building.

47Alderman asked and Furlong explained that the arches over the windows would remain.  
48Barney asked, and Furlong explained that the siding is a 4" exposure, and the existing siding  
49is 3 1/2".

50

51Copp asked and Furlong explained that the existing siding would remain. Surdam asked and  
52Furlong noted that there was formerly a porch on this building.

53

54Hörst asked about the corner pieces, and Furlong noted that they would like to add vinyl  
55corners if they could. Hörst asked and Furlong noted that he was not aware of the  
56homeowner's plan for paint color for the trim.

57

58Monks suggested that the Board discuss this in deliberative session. Hörst moved to close the  
59hearing to deliberative session. Kokoras seconded. The motion passed unanimously.

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6115. Congregation Beth El, 225 North Street and 107 Adams Street, the applicant is seeking  
62development plan and planned unit development (PUD) plan approval for additions to the  
63synagogue building and the office building at the Congregation Beth El property.

64

65Timothy Smith, Architect, was representing the applicant. He indicated the location of four  
66bollards that have been added. There will be no lights on the sign. The 20' deep paved apron  
67for the driveway has been shown. The stairs on the south elevation have been added back to  
68the drawings. The graphic scale has also been added. The two lots will be combined. Signs  
69will be added indicating that parking is prohibited. The location of the single parking space is  
70shown on the site plan. Snow storage locations have been identified. Lights will be shut off  
71when the leave at night, no later than 10 PM.

72

73Barney asked about the two dry wells, and asked where the existing water drains, and Smith  
74indicated that it drains on the ground. They have been added to make things nicer. Barney  
75asked what happens if the ground freezes. Smith noted that if the ground were frozen, the  
76water would be also. They are trying to improve the existing situation, which is to dump it  
77onto the ground.

78

79Copp noted that the 20-foot setback needs to be from the property line, the sidewalk, not the  
80street.

81

82Copp noted that in the rear of the synagogue, they have added a rear setback line. There is no  
83rear setback line as the two properties have been combined. Smith agreed to remove the line.

84

85Hörst moved to close to deliberative session. Kokoras seconded. The motion passed  
86unanimously.

87

886. Other Business

89Elections will be held at the next meeting.

90

91Alderman nominated Barney to the ARP. Hörst seconded. The nomination carried.

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93As there was no further business to come before the Board, Hörst moved to adjourn to  
94Executive Session. Ray seconded. The motion passed unanimously. The meeting was  
95adjourned at 7:23 PM.

96

97Respectfully submitted,

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101Robyn Baker

102Minutes Secretary

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