

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

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6 TUESDAY, DECEMBER 04, 2012

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

12
13 ABSENT: *Dan Malmborg*

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15 ALSO PRESENT: Dan Monks-Zoning Administrator; Chris Ponessi – Bennington Coalition for
16 Homeless; (3) citizens; Linda E. Bermudez, Secretary

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

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22 1. MINUTES OF NOVEMBER 20, 2012

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24 *Milt Surdam moved to approve the minutes of November 20, 2012 as submitted. Barry*
25 *Horst seconded the motion. Charles Kokoras abstained. The motion carried unanimously*
26 *with those present. (Dan Malmborg absent)*

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29 2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH

30 Dan Monks read the oath.

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

34 None

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37 4. GEORGE KRAWCZYK, 457 MAIN STREET

38 George Krawczyk approached the board to present. Mr. Krawczyk is seeking approval to
39 replace windows on the second floor of his property located at 457 Main Street. Barry Horst
40 noted that he had previously met with the applicant, Mr. Krawczyk regarding this issue. Mr.
41 Krawczyk is looking to replace the windows that are currently boarded up. Mr. Horst stated that
42 he recommend approval for the replacement of those windows.

43 Mr. Krawczyk described the current use of this property and types of tenants currently
44 occupying it. Mr. Krawczyk noted that the replacement of these windows is imperative in order
45 to keep those tenants. The second floor windows in question are extremely drafty and rotted.
46 Everything will remain the same, moldings etc, just the windowpanes themselves will be
47 replaced.

48 Ron Alderman asked if the third floor windows would be replaced. Mr. Krawczyk noted
49 that in the future he would like to replace them but not at this time. It would be the second floor
50 windows only. There is a tremendous amount of heat loss from just the second floor.
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52 ***Barry Horst moved and Ron Alderman seconded to grant Approval for the replacement***
53 ***of windows on the second floor of 457 Main Street. The motion carried unanimously. (Dan***
54 ***Malmborg absent)***
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57 5. BILL & MARGUERITE LYONS, BENNINGTON COALITION FOR THE HOMELESS,
58 250 NORTH STREET

59 Chris Ponessi approached the board to present again for this project. Mr. Ponessi
60 reviewed the overall project plans presented at the last meeting on November 20, 2012, which
61 received preliminary approval. At this time, Mr. Ponessi noted that there is one change to the
62 project. The dumpster has been removed. This project and the new tenants will only require
63 regular residential garbage disposal cans. These will be now located behind the building. Mr.
64 Ponessi reminded the board that the Town Water Resources Division has granted preliminary
65 approval for the Water and Sewer Allocation. Only the required fees remain to be paid.

66 Barry Horst questioned if there would be any repainting of the building or color changes.
67 Mr. Ponessi stated there are no plans to make any changes outside. If the tenants look to
68 purchase the building at a later date, they would work with the board regarding colors or changes
69 to the exterior. There will be no signage for the new tenants and this project. There is currently
70 a sign “stand” outside the building. The tenants would look to paint that white (white it out) but
71 leave it standing potentially for any tenants to follow.

72 At this time Milt Surdam began to speak of neighbors opinions relayed to him on this
73 project. Dan Monks quickly reminded Mr. Surdam that he could not testify for someone else.
74

75 ***Barry Horst moved and Ron Alderman seconded to grant Approval for the Bennington***
76 ***Coalition for the Homeless Shelter project at 250 North Street. The motion carried***
77 ***unanimously. (Dan Malmborg absent)***
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80 6. OTHER BUSINESS

81 No other business at this time.
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83 ***At 6:45 P.M. Barry Horst moved and Charles Kokoras seconded to close the meeting***
84 ***and move into Deliberative Session. The motion carried unanimously.***
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86
87 Respectfully submitted,

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89 Linda E. Bermudez
90 Secretary
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