

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

5
6 TUESDAY, AUGUST 21, 2012

7
8 MINUTES
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10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Milt Surdam;
11 Bill Barney; Ron Alderman; Dan Malmborg and Charles Kokoras.

12
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Jeff Goldstone; Jon Endres (late)

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15 At 6:30 P.M., Charles Copp called the meeting to order.
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18 1. MINUTES OF August 07, 2012

19 *Charles Kokoras moved and Charles Copp seconded to approve the Minutes of August*
20 *07,2012 as presented. The motion carried unanimously.*
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23 2. INTEREST PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH

24 Dan Monks read the oath.
25

26
27 3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

28 None.
29

30
31 4. UNITED COMMUNITY PROPERTIES, INC., 314 DEWEY STREET

32 Preliminary approval had been granted for this project at the last meeting. Jeff Goldstone
33 presented a few minor changes to this project as noted:

- 34 • Some of the shrubs shall be eliminated in order to have unobstructed views of the
35 lighted sign and have safer access to the driveway.
- 36 • New curbing shall be installed around the parking lot as well as pressure treated
37 wood guardrails to deter any driver from getting too close to the sloped edges of
38 parking lot.
- 39 • In the area of the retention pond, some of the curbing shall be removed in order to
40 allow proper Stormwater runoff into the retention pond.
41

42 *Bill Barney moved and Barry Horst seconded to close the hearing and move to discuss*
43 *further in deliberative session. The motion carried unanimously.*
44

45
46 5. GREEN MOUNTAIN MENNONITE FELLOWSHIP, 2892 CHAPEL ROAD

47 The Green Mountain Mennonite Fellowship received preliminary approval for a 51-plot
48 cemetery at the last meeting. Jon Endres presented the following changes:

- 49 • The entrance/access road shall be moved 20 feet south.

- 50 • The roadway right-of-way lines on the original plan were not correct. A new plan with the
51 correct lines is being drawn and shall be presented on a new map.
52 • A “typo” was caught on the original plan. This has been corrected.
53 • The entire project (51-lot cemetery) shall be moved 50 feet to the south. Moving this shall
54 create a larger “buffer” between the cemetery and the abutting property owner in concern.
55 • Moving the project further south would also allow for keeping more of the existing
56 “greenery” in tact between the properties.
57 • The “old growth” forestry would not be disturbed.
58 • Moving this project would also create larger distance between, and therefore, would not be
59 disturbed by or interfere with the very active A.T.V. (All Terrain Vehicle) thruway.
60

61 Two additional soil test pits confirmed the soil material matched those of other sites.
62 Therefore creating no issues to move the entire project 50 feet south.

63 The issue of headstones was addressed. The Green Mountain Mennonite Fellowship
64 agreed to only allow for either flat or only short headstones within this gravesite project.

65 Jon Endres requested final approval.
66

67 ***Barry Horst moved and Ron Alderman seconded to close the hearing and move to discuss***
68 ***further in deliberative session. The motion carried unanimously.***
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70
71 6.OTHER BUSINESS

72 Ron Alderman discussed the Regional Affordable Housing project currently underway on
73 North Branch Street. It was questioned why this project does not seem to have two ways in/out.
74 That it appears as there is only one existing roadway for entering and exiting this development.
75 It was noted that this project might not have been required to have two, as others have been,
76 because it is a very small development (only 14 units). It features a “short” driveway and would
77 be easily accessible by emergency vehicles and equipment. If a waiver had been granted it shall
78 be shown in the P.R.D.
79

80 ***At 6:41 P.M., it was moved and seconded to go into Deliberative Session. The motion***
81 ***carried unanimously.***
82

83
84 Respectfully submitted,

85
86 Linda E. Bermudez
87 Secretary
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