

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

5
6 TUESDAY, SEPTEMBER 18, 2012

7
8 MINUTES
9

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

12
13 ABSENT: Milt Surdam
14

15 ALSO PRESENT: Dan Monks-Zoning Administrator; Kevin Goodhue, Bennington Fire
16 Department Representative; Steve Crawford, Bennington Fire Department Chief; (3) citizens;
17 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 AUGUST 21, 2012

23 Charles Kokoras noted that he was NOT at this meeting but had been noted as such in the
24 minutes.

25 *Dan Malmborg moved to approve the minutes of August 21st, 2012 with correction.*
26 *Bill Barney seconded the motion. The motion carried unanimously.*
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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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36

37 4. NORMSEL DEVELOPMENT NINE, LLC, 116-118 CONVENT AVENUE

38 Dan Monks noted at the beginning of this hearing the Application Review Panel has
39 reviewed this application for demolition. The Application Review Panel does NOT have any
40 specific concerns regarding this matter.

41 Kevin Goodhue, Bennington Fire Department Representative was asked to present on
42 behalf of the Bennington Fire Department. Mr. Goodhue explained that the Bennington Fire
43 Department would be using this building for a controlled burn exercise. The Bennington Fire
44 Department will be following NFPA Guidelines along with State of Vermont Guidelines in
45 regards to safety for the controlled burn as well as the clean up. All concerns regarding lead
46 paint inside this building will be handled according to strict standards set by the State of
47 Vermont as well as the NFPA. Mr. Goodhue reminded the board that he is also the Town of
48 Bennington Health Officer and takes his reputation very seriously.

49 Mr. Goodhue presented a letter of commitment from the property owner (NORMSEL
50 Development LLC) to fill in the cellar space, seed and mulch the area once the debris has been
51 removed. Barry Horst questioned Mr. Goodhue regarding the buildings current state. Mr.
52 Goodhue explained that the current state of this building is “not good”. Mr. Goodhue then
53 provided pictures to the board of both the inside and outside of this building. These pictures
54 showed examples of mold, water damage, and foundation damage etc. Mr. Goodhue further
55 explained that there are now bugs, bad smells and leaking windows.

56 Barry Horst asked for confirmation that prior to the Bennington Fire Department using
57 this building for a controlled burn exercise, the Bennington Police Department is scheduled to
58 have a SWAT team training exercise as well. Mr. Goodhue confirmed this exercise and
59 explained that the building shall be in “even worse shape” after they are done.

60 Ron Alderman then questioned why the HPC objected to the demolition of this property.
61 Dan Monks explained that this property is on the Vermont Registry of Historic Structures due to
62 the age of the building. Mr. Monks further explained, however it is not on the National Historic
63 Registry.

64 Dan Malmborg asked if there were any pending plans for the lot itself or the surrounding
65 (empty) lots. Dan Monks explained that currently there are no developmental plans for the
66 surrounding lots or the 116-118 Convent Avenue lot. There has been marketing done but no
67 movement.

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

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73 **5. OTHER BUSINESS**

74 No “other business” at this time.

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76 ***At 6:39 P.M. Bill Barney moved and Barry Horst seconded to close the meeting and***
77 ***move into Deliberative Session. The motion carried unanimously.***

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79
80 Respectfully submitted,

81
82 Linda E. Bermudez
83 Secretary

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