

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

5
6 TUESDAY, JULY 19, 2011

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8 MINUTES

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10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Bill Barney;
11 Milt Surdam; Michael Harrington; Charles Kokoras and Ron Alderman.

12
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Jay Bursey; David Babson and Nancy
14 Lively-Secretary.

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16 At 7:00 P.M., Charles Copp called the meeting to order.

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18 1. MINUTES OF JUNE 21, 2011

19 *Barry Horst moved and Charles Kokoras seconded to approve the Minutes of June 21,*
20 *2011 as presented. The motion carried unanimously.*

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22 2. INTEREST PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH

23 Mr. Monks read the oath.

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

26 Milt Surdam recused himself from #5. Timothy Girdzis, 340 Pleasant Street.

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28 4. ALTERNATES – VOTING ASSIGNMENTS

29 None.

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31 5. TIMOTHY GIRDZIS, 340 PLEASANT STREET

32 Mr. Babson is seeking design plan approval for vinyl siding for his house on Pleasant
33 Street in the Historic Preservation District. Vinyl siding in the District is not recommended.

34 Mr. Babson answered the following Board questions/concerns:

- 35 • Will there be a porch on the front? *Mr. Babson: Not right away but the steps will be*
36 *maintained.*
37 • Will the wooden overhang remain wooden and painted? *Mr. Babson: Yes.*
38 • If the vinyl siding isn’t approved, what are your plans? *Mr. Babson: It will remain as is.*
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41 *Charles Kokoras moved and Bill Barney seconded to approve the design plan of*
42 *Timothy Girdzis, 340 Pleasant Street for vinyl siding as submitted.*

43 Mr. Harrington added that although vinyl siding is not recommended in the Historic
44 Preservation District, he would not want to see the aesthetics of the building remain as it is,
45 either.

46 *The motion carried.*

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48 6. B&K REALTY LLC, 200 NORTHSIDE DRIVE

49 Mr. Bursey is seeking development plan approval for outdoor display and storage at his
50 new masonry building supply business. Some questions/concerns were raised by the Application
51 Review Panel and Mr. Bursey addressed those as follows:

- 52 • The front streetscape will be softened with flowers, bushes and trees.
- 53 • There will probably not be any outdoor lighting, but if there is, it will be a low soft light.
- 54 • The hours at our location in Pittsfield are 7:00am to 5:00pm.
- 55 • We are still planning on two 3” caliper trees in the front.
- 56 • The perimeter will be fenced with chain link fence, although we are open to all suggestions
57 for fencing.
- 58 • The sidewalk must be 5” wide and will probably be concrete but we are open to other
59 suggestions.
- 60 • There has been no contact with the neighboring businesses.
- 61 • The building is quite long and will allow for more parking spaces if needed. There are no
62 plans to put parking spaces in the display and storage areas.
- 63 • All purchases will be done from the store – we do not do installations.
- 64 • There is plenty of room for delivery trucks of all sizes to turn around.

65
66 *Michael Harrington moved and Ron Alderman seconded to discuss the B&K Realty*
67 *LLC, 200 Northside Drive development plan for outdoor display and storage at its new*
68 *masonry building supply business in Deliberative Session. The motion carried unanimously.*
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70 7. OTHER BUSINESS

71 None.

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75 *At 7:17 P.M., Barry Horst moved and Bill Barney seconded to go into Deliberative*
76 *Session to discuss B&K Realty LLC, 200 Northside Drive. The motion carried unanimously.*
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81 Respectfully submitted,
82 Nancy H. Lively
83 Secretary