

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

5
6 TUESDAY, OCTOBER 18, 2011
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8 MINUTES
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10 BOARD MEMBERS PRESENT: Barry Horst-Vice-Chair; Bill Barney; Michael Harrington;
11 Charles Kokoras and Ron Alderman.

12
13 ALSO PRESENT: Dan Monks-Zoning Administrator; Charles LeBatt; Berta Brooks; Jim Secor
14 and Nancy Lively-Secretary.
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16 At 7:00 P.M., Barry Horst called the meeting to order.
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18 1. MINUTES OF JULY 19, 2011

19 *Charles Kokoras moved and Michael Harrington seconded to approve the Minutes of*
20 *July 19, 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 None.
27

28 4. ALTERNATES – VOTING ASSIGNMENTS

29 None.
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31 5. APPLGATE HOUSING, INC., 87 APPLGATE DRIVE

32 The applicant is seeking development plan approval for a new approximately 1,500
33 square foot recreation center building at the Applegate Housing complex which has been
34 preliminarily approved by the Application Review Panel.

35 Mr. LeBatt from Guntlow & Associates, Inc. stated the following:

- 36 • The proposed recreation/classroom building is a reuse of an existing modular structure with
37 some modifications.
- 38 • It will be placed on the existing basketball court with a new court as part of the project plan.
- 39 • The purpose is to hold meetings and functions solely for the Applegate community.
- 40 • Parking expansion, walks to the building and erosion control will be done.
- 41 • All utilities – electrical, water, and sewer – will be connected to the respective existing
42 systems.
- 43 • The average daily use of the building will be for 15 people.
- 44 • The propane tanks will be buried with the fill pipes above ground.
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46 Ms. Brooks spoke to the need of this building for the Applegate community.
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48 *Bill Barney moved and Charles Kokoras seconded to approve the Applegate Housing,*
49 *Inc., 87 Applegate Drive development plan for a new approximately 1,500 square foot*

50 *recreation center building at the Applegate Housing complex as presented. The motion*
51 *carried unanimously.*

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53 6. OTHER BUSINESS – AUTUMN INN – 924 MAIN STREET

54 The applicant is seeking an amendment to the decision of the previously approved site
55 plan for the Autumn Inn.

56 Mr. Secor explained that most of the site work has been completed with the exception of
57 a section of fence and some striping. The location of the dumpster has been moved to the back
58 inside of the building and the fence is slatted so that there is no visibility through it. The curbing
59 around the propane fill pipes is sufficient. It is the vendors responsibility to ask for protection
60 for those and they have not done so.

61 The request is to remove the shrub requirements along Gage Street because the solid
62 fence eliminates a visual access to the property, and to remove the shrub requirements around the
63 dumpster building since it has now been moved to the back of the property.

64

65 *Michael Harrington moved and Ron Alderman seconded to go into Deliberative*
66 *Session to discuss amending the decision on the previously approved site plan for Autumn*
67 *Inn, 924 Main Street. The motion carried unanimously.*

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69 *At 7:18 P.M., Bill Barney moved and Ron Alderman seconded the adjournment of the*
70 *meeting. The motion carried unanimously.*

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77 Respectfully submitted,
78 Nancy H. Lively
79 Secretary