

1 DEVELOPMENT REVIEW BOARD
2 June 7, 2011
3 7:00 PM
4 BENNINGTON FIRE FACILITY
5 126 RIVER STREET, BENNINGTON, VT
6 MINUTES
7

8BOARD MEMBERS PRESENT: Charles Copp, Chair, Barry Hörst, Vice Chair, Milt
9Surdam, Charles Kokoras, Ron Alderman, Bill Barney, and Dan Malmborg.

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11OTHERS PRESENT: Linda Putney, Jon Hale, Jacqueline Marro, Robert Stoner, Ray Rossi,
12Daniel Monks, Zoning Administrator; and Robyn Baker, Recording Secretary.

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14Copp called the meeting to order at 7:00 PM.

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161. Minutes of May 17, 2011.

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18Copp noted that it was Milt Surdam that recused himself from Item #5, the Bennington
19Chamber of Commerce application, not Bill Barney.

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21Hörst moved and Kokoras seconded approval of the minutes of May 17, 2011 as amended.
22The motion passed unanimously.

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242. Interested Persons – Appeal Rights – Reading of witness’ oath

25Monks read the oath.

26
273. Disclosure of Ex parte Communications and Conflicts of Interest

28None.

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304. Alternates – Voting Assignments

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325. Charles & Linda Putney, 123 Union Street, the applicant is seeking approval for vinyl
33replacement windows at their 123 Union Street property.

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35The ARP has preliminarily reviewed this matter. Hörst noted that the ARP did not reach
36consensus and recommended review by the full board.

37
38Linda Putney addressed the Board. She noted that this property is in the Historic District.
39They request to replace the windows on their property with vinyl replacement windows. One
40of the reasons for this replacement is because of the lead paint on the existing windows. The
41second reason is for energy efficiency. The existing windows rattle and have old glazing.
42Some don’t close properly. The windows they have selected look the same as the existing
43windows. They are one over one with no dividers. Three of the windows are for egress, but
44they will not be in the front of the building. They will have one divider across so that they
45look like a double hung window. The intent is to keep the storm windows for added energy
46efficiency. Ms. Putney does not feel these replacement windows will change the character of
47the building.

48Alderman asked when the Historic District was established. Monks noted that it was more
49than 14 years ago. Ms. Putney explained that it was not in the Historic district when they
50purchased the property 19 years ago.

51

52Hale, Contractor, explained that many landlords are not in compliance with the essential
53maintenance program. These windows are installed in many windows on Union Street
54already.

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56Hörst moved to close the hearing to deliberative session. Alderman seconded. The motion
57passed unanimously.

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596. John & Trisha Mahar, 203-205 Union Street, the applicant is seeking approval for vinyl
60replacement windows at their 203-205 Union Street property.

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62Hale presented the project to the Board. He explained that the front of this building would
63not be changed; the wood windows on the front are in good shape. The side and rear
64windows are the only windows to be changed. Hale noted that Mahar has owned this
65property for 5 or 6 years. Hale noted that the windows would be divided 2 over 2, except for
66the egress window, which will just have the divider. They will appear the same. The sashes
67will be white, and behind the existing storm windows.

68

69Hörst noted that the ARP addressed this matter yesterday also, and again did not reach
70consensus. Alderman asked if the Mahar's were aware that there were restrictions on this
71building because it is located in the historic district. Hale was not sure.

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73Hörst moved to close to deliberative session. Kokoras seconded. The motion passed
74unanimously.

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767. Anthony & Jacqueline Marro, 212 Union Street, the applicants are seeking development
77plan approval for the conversion of the property located at 212 Union Street from a single
78family dwelling to a museum.

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80Monks noted that a museum is a permitted use in this area. The ARP met with the applicant
81yesterday. Hörst noted that the applicant plans to pave the parking area, with two on-site
82handicapped spots. They will ask for a sign at a future date. Hours will be Saturdays,
83Sundays, and Holidays. The ARP recommends approval.

84

85Mrs. Marro reported that they purchased this house for her parents five years ago, but they
86died this past winter. She would like to have changing exhibits from the community, a
87program with the Museum called Bennington Collects. This will be for toys and dolls and
88dollhouses. The house is a Victorian from the 1860s and they would like to create gardens
89around it. This house is on the corner of Valentine and Union. She thinks that a lot of people
90have collections that they would like to share with people. This will allow for temporary
91display. It is a small building. Many of the dollhouses are also from the same architectural
92time period. The classes they plan will be for four or five at a time, for children to learn to
93make doll clothes, embroidery, games, etc. In the upstairs of the house, there are bedrooms
94for the children that are 8 x10 feet. There is no heat; no closets and they probably had two or

95three children in each room. Alderman asked and the applicant explained that there would
96not be anyone living in it. Malmborg asked and Mrs. Marro noted that the rear entrance could
97be handicapped accessible by a portable ramp. Alderman asked and Monks noted that the
98town only has the authority to regulate more than 20% of property. Monks noted that all
99commercial properties need to have handicapped access or a reasonable accommodation.
100Mrs. Marro noted that they would try to make it accessible to anyone who would like to
101come. Alderman asked and Monks noted that the Board is allowed to grant a waiver. Copp
102noted that there is public parking within 500 feet.

103

104Hörst moved to approve the matter as requested. Alderman seconded. The motion passed
105unanimously.

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1078. State of Vermont, U.S. Route 7 and VT Route 279, the applicant is seeking development
108plan approval for a new State of Vermont Welcome Center in the systems interchange
109(Routes 279 and 7 interchange).

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111Monks noted that this is the first of two required hearings. Ray Rossi, Department of
112Buildings and General Services, and Robert Stoner, Northern Architects presented the
113project to the Board.

114

115The welcome center has been talked about since the 1960s. During the 1990s there was
116legislation and studies done stating that the welcome center would be located here. In 2005,
117there was a federal earmark for \$6.5 million federal allotment for this. In 2009, the project
118went to the architects to determine where to locate this project in relation to the new
119highway.

120

121Stoner reviewed the landscaping plan. There is also a color rendering, and two other
122drawings of the exterior of the building. There is an hourglass road that loops the site in a
123counterclockwise direction. Their design takes responsibility for the construction of the loop
124road, which was in part of the preliminary design. These entrances and exit points have to
125match the ramps that were very carefully engineered. The ramps that come in off the
126highways bring people to the loop road, a one-way system. One of the goals was to create a
127“sense of place” and another was to create a vista of the Bennington Battle Monument. The
128walkway in the middle of the parking lot was designed to see that vista. The room that you
129enter has a large glass wall that again frames the Monument. On the exterior, just to the side
130of the building is a picnic area, and to the south there is an outdoor terrace. Both of those
131areas overlook the Monument as well. Another goal was to make the space feel as though it
132has always been there. They created the spaces by groups or lines of trees. The addition of
133the trees helps to buffer the wind as well. There is one dedicated entrance and one dedicated
134exit for cars and one dedicated entrance and one dedicated exit for trucks. It is common
135practice to separate the parking for trucks and cars for safety purposes, to separate
136pedestrians from truck traffic. The landscaping includes plants as well, designed to include
137native, drought tolerant, species that are easy to care for. Malmborg noted that it appears that
138the exiting cars will have to cross the traffic of the entering cars. Stoner noted that the reason
139for bringing them in at the bottom is to keep the building on the right hand side of busses and
140vehicles. Malmborg noted that there is no Route 7 northbound access, and Stoner noted that
141was correct. Hörst asked if there would be any signage in the loop towards Manchester,

142Brattleboro, etc. The signage includes direction to Route numbers, but not locations
143according to AOT regulations. Hörst asked and Rossi noted that he would pass the request
144along to the AOT. There is no direct ramp in from route 7 heading north. You will be able to
145get to it from Route 7 South, but there is not a dedicated ramp. You would have to go down
146Northside Drive.

147

148The building was designed to relate to other buildings in the Bennington area. Familiar
149components used in a modern way. Copp asked what color the roof will be. Stoner noted that
150they have rendered the roof in an off-white color. That was selected in order to feature the
151building against the landscape. Copp noted that the town plan dictates that the roof not be
152brightly reflected. Stoner noted that the metal color is actually painted, the color of dull
153metal, like a worn nickel. One of the reasons was to create a heat reflectance in order to cool
154the building and reduce air conditioning. The project may not apply for LEED certification,
155but they need to design as though it were. Having the roof reflect heat gets one point, they
156needed 49. The roof is not shiny, but it is metal. Copp asked and Stoner agreed to bring a
157sample of the material.

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159The whole envelope of the building is designed to perform at 30% better than current energy
160codes. There is additional insulation in the walls and roof, efficient lighting. On the south
161side, there is a solar collector panel for hot water. Domestic hot water is being generated by
162the solar panels. Malmberg asked and Stoner noted that it is on the ground on a support
163system that holds it about 4' above the ground. It will be angled to face true south. The
164materials that go into the design of the building have to be durable. They tried to give the
165building an inviting ecological image that relates to Vermont.

166

167Malmberg asked if the photometric plan includes the lighting that is part of the ramps as
168well. Stoner noted that this application is taking care of only the lights for this project. These
169are for the parking areas for the trucks and the cars. They were asked to use the same lights
170that are used on the highway project. The make and model are the same. The foot-candle
171levels around the loop road are very similar to what the town requires. Kokoras asked about
172the hours of operation. Rossi noted that they were discussing 7AM to 11PM. Kokoras asked,
173and Stoner noted that the siding is western cedar, is economical, holds paint very well, and
174lasts. This is a board and batting siding. The stone is local to the extent that it is actually
175being quarried in New York. This is a mix of fieldstone. Copp asked and Stoner agreed to
176bring a picture of the sample stonewall. Hörst asked how close the colors are to actual.
177Stoner noted that the roof is not quite as grey. The white is very close. The stone is not very
178close. The stone has more depth and character. The roof trim appears more yellow than
179white, but Stoner noted that it would be the same as the siding.

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181Rossi noted the operation hours are still subject to change.

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183The applicant agreed to provide the following additional details for the next meeting:

184Investigation whether the signs can include locations.

185Samples of metal roof

186Photos of the stone

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188Hörst moved preliminary approval. Barney seconded. The motion passed unanimously.

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1939. Other Business

194*As there was no further business to come before the Board, Hörst moved to adjourn to*

195*Executive Session. Alderman seconded. The motion passed unanimously. The meeting was*

196*adjourned at 8:00 PM.*

197

198Respectfully submitted,

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201

202Robyn Baker

203Minutes Secretary

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