

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

5  
6 TUESDAY, AUGUST 15, 2017

7  
8 MINUTES  
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10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Ron Alderman;  
11 Charles Kokoras; Bill Barney; Jane Radocchia

12  
13 ABSENT: *Dan Malmborg*

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15 ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording  
16 Secretary; (7) citizens

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18 At 6:30 P.M., Charlie Copp called the meeting to order.

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22 **1. MINUTES OF AUGUST 01, 2017**

23 There were no questions or corrections.

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25 ***Motion:*** *Barry Horst motioned to accept and approve the August 1, 2017 meeting*  
26 *minutes. Charles Kokoras seconded the motion. The motion passed unanimously.*  
27 *(Dan Malmborg absent)*

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30 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**

31 Dan Monks read the oath.

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34 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**  
35 **INTEREST**

36 None this evening.

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39 **4. TOWN OF BENNINGTON, 78 BOWEN ROAD:**

40 Dan Monks stated the applicant is seeking approval for a new Salt Shed and Fueling  
41 Station. The Application Review Panel has recommended approval.

42 Nick Myron, MSK Engineering stepped forward on behalf of the applicant. He reviewed  
43 some of the details of the project including (2) 6,000 gallon fuel tanks that will be placed on  
44 concrete slabs.

45 Bill Barney asked if the building on site is currently occupied. Mr. Myron stated is not;  
46 renovations are currently taking place.

47 Melody Burke and Frances Hart, abutting property owners asked about the clearing of  
48 trees near their property. Mr. Myron stated there would not be any clearing on that side of the  
49 property.

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51 The Board had no further questions or comments.

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53 **Motion:** *Barry Horst motioned to approve the Salt Shed and Fuel Station for 78*  
54 *Bowen Road property as presented. Ron Alderman seconded the motion. The motion*  
55 *passed unanimously. (Dan Malmborg absent)*  
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59 **5. DCH INVESTMENTS (CARBONE HONDA) 751 NORTH BENNINGTON ROAD**

60 Dan Monks stated the applicant is seeking approval for a New Honda Dealership and  
61 renovations of the existing on-site Toyota Dealership. This will be the first of two hearings.

62 Frank Parent, engineer for the applicant stepped forward to present. He explained  
63 currently Honda and Toyota share the existing building. A New Honda building will be built on  
64 the South end of the site and the Toyota will renovate the existing building. More green space  
65 will be added and a permeable surface parking lot added on the back end of the property. All  
66 utilities will be buried.

67 Charles Kokoras asked about the area for display cars. Mr. Parent stated the display cars  
68 would remain in the current area.

69 Barry Horst asked about additional lighting. Mr. Parent stated there would be some  
70 additional lighting around the buildings.

71 Dennis Rousseau, architect stepped forward to present the design of the buildings. The  
72 Toyota building will remain the same size. The New Honda building will be 15,000 sqft. They  
73 will both match the basic prototypes set by the brands with minor alterations to fit Bennington's  
74 requirements.

75 Charlie Copp asked the appropriate graphic scale be added to the plans.  
76

77 The Board had no further questions or comments.  
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79 **Motion:** *Ron Alderman motioned to close the hearing and move into Deliberative*  
80 *Session. Charles Kokoras seconded the motion. The motion passed unanimously.*  
81 *(Dan Malmborg absent)*  
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86 **6. OTHER BUSINESS**

87 There was no other business this evening.  
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90 **Motion:** *Barry Horst motioned to close the meeting. Charles Kokoras seconded*  
91 *the motion. The motion passed unanimously. (Dan Malborg absent)*  
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93  
94 Respectfully submitted,

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96  
97 Linda E. Bermudez  
98 Secretary