

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

5  
6 TUESDAY, SEPTEMBER 20, 2016

7  
8 MINUTES  
9

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

12  
13 ABSENT: (Open Seat)  
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16 ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording  
17 Secretary; (2) citizens  
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20 At 6:30 P.M., Charles Copp called the meeting to order.  
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23 **1. MINUTES OF AUGUST 30, 2016**  
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25 No corrections or comments were made regarding the minutes of AUGUST 30, 2016.  
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27 **Motion:** *Charles Kokoras moved to approve the minutes of AUGUST 30, 2016.*  
28 *Barry Horst seconds motion. The motion passed unanimously.*  
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31 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**  
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33 Dan Monks read the oath.  
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35 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**  
36 **INTEREST**  
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38 None this evening  
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41 **4. C.J.T., LLC & BENNINGTON SUBARU, 527 NORTH BENNINGTON ROAD:**  
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43 Dan Monks noted the applicant is seeking design approval for a new car dealership to  
44 replace the existing on-site dealership.

45 Jeff Olesky stepped forward as the engineer. He reviewed the project stating the existing  
46 12,000-sqft building will remain active as the new slightly larger (14,400 sqft) building will be  
47 built alongside. Upon approval this would begin this fall and landscaping would be completed  
48 next spring/summer.

49 Mr. Olesky stated cars would no longer be parked along the front of North Bennington  
Road. Additionally, a pedestrian pathway will be added along the property on the North

50 Bennington Road side to the edge of the Route 279 overpass where it meets a narrower pathway  
51 connecting to the bank on the other side.

52 Ron Alderman asked Mr. Olesky to clarify the above ground tank and the underground  
53 tank. Mr. Olesky explained there is an existing above ground tank that would be removed. A  
54 new underground tank would then be added. Charlie Copp requested some type of barrier to  
55 further protect this area.

56 The land grading and landscaping were then discussed. All parking shall be next to and  
57 up behind the new building. The addition of approximately 150 plantings (bushes and trees)  
58 would take place in the spring/summer of 2017.

59 Mark Stewart stepped forward as the architect. He reviewed the new building profile  
60 stated he is limited with colors and materials by Subaru. The color will be a (matte) metallic  
61 silver with slate accent. Renovation of the existing building was looked into but came to be of  
62 similar cost or more. This new building will be more energy efficient and allows for some  
63 customer amenities not currently offered (i.e. service write-up areas and upgraded customer  
64 service lounge etc).

65 Bill Barney asked about the location of the HVAC units. Mr. Stewart stated these would  
66 be on the roof with a blind (or a fence) so as to not be visible from the roadway.

67 Charlie Copp asked that the building drawings be properly labeled with the appropriate  
68 "North/South/East/West".

69 The Board had no further questions or comments.

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72 ***Motion:*** ***Bill Barney motioned to grant Preliminary Approval. Dan Malmborg***  
73 ***seconded the motion. The motion passed unanimously.***

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## 77 **6. OTHER BUSINESS**

78 There was no other business this evening.

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82 ***Motion:*** ***Barry Horst motioned to close the meeting. Bill Barney seconded the***  
83 ***motion. The motion passed unanimously.***

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86

87 Respectfully submitted,

88

89 Linda E. Bermudez

90 Secretary