

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

5  
6 TUESDAY, SEPTEMBER 05, 2017

7  
8 MINUTES  
9

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

13  
14 ABSENT: *(none)*

15  
16 ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording  
17 Secretary; (14) citizens

18  
19  
20 At 6:30 P.M., Charlie Copp called the meeting to order.

21  
22 **1. MINUTES OF AUGUST 15, 2017**

23 There were no questions or corrections.

24  
25 **Motion:** *Barry Horst motioned to accept and approve the August 15, 2017*  
26 *meeting minutes. Bill Barney seconded the motion. The motion passed unanimously.*  
27 *(Dan Malmborg abstained)*

28  
29  
30  
31 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**

32 Dan Monks read the oath.

33  
34  
35  
36 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**  
37 **INTEREST**

38 None this evening.

39  
40  
41  
42 **4. THOMAS & RITA DEE, 50 DERMODY ROAD:**

43 Dan Monks stated the applicant is seeking a continuance.

44  
45 **Motion:** *Ron Alderman motioned to approve the continuance for Thomas & Rita*  
46 *Dee 50 Dermody Road. Barry Horst seconded the motion. The motion passed*  
47 *unanimously.*

48  
49

50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98

**5. DCH INVESTMENTS (CARBONE HONDA) 751 NORTH BENNINGTON ROAD**

Dan Monks noted this was the second of two required hearings.

Charlie Copp asked if there were any changes to the site plan. Frank Parent stated there were not.

The Board had no further questions or comments.

***Motion: Charles Kokoras motioned to approve the Carbone Honda application as presented. Barry Horst seconded the motion.***

*Discussion:*

Jane Radocchia brought forth questions regarding the location of parking on site near the roadway discussed at prior meeting.

Charles Kokoras **WITHDREW** the motion.

***Motion: Barry Horst motioned to close the hearing and move into Deliberative Session. Dan Malmborg seconded the motion. The motion passed unanimously.***

**6. RICHARD BOUTIN (BIG BOYS TOYS) 1477 NORTH BENNINGTON ROAD**

Dan Monks stated the applicant is seeking approval for a cold storage building. The Application Review Panel has recommended approval.

Jim Secor, Secor Group stepped forward to represent the applicant. He stated this would sit behind the existing building and would allow for the removal of the current storage trailer.

Ron Alderman stated he felt this would only improve the location.

The Board had no further questions or comments.

***Motion: Ron Alderman motioned to approve the Cold Storage Building for 1477 North Bennington Road. Barry Horst seconded the motion. The motion passed unanimously.***

**7. NORMSEL DEVELOPMENT ELEVEN, LLC, TRI STATE AREA FEDERAL CREDIT UNION, WASHINGTON AVENUE (NORTH OF 125 WASHINGTON AVENUE)**

Dan Monks noted this would be the first of two required meetings. The applicant is seeking approval of both a developmental plan and a subdivision plan. HPC has recommended approval of the building design.

Jason Dolmetsch, MSK Engineering stepped forward to represent the applicant. The subdivision request is to make the current single parcel into two separate parcels. The developmental plan is for a new Credit Union Bank. There would be minor street modifications and parking would be behind the new building.

The Board had no further questions or comments.

100 ***Motion:*** *Barry Horst motioned to accept the Preliminary Plan for the subdivision*  
101 *and development of a Tri-State Credit Union Bank. Charles Kokoras seconded the*  
102 *motion. The motion passed unanimously.*

106 **8. HOTEL PUTNAM BUILDINGS, LLC, NORMSEL DEVELOPMENT SEVEN, LLC,**  
107 **NORMSEL DEVELOPMENT, LLC, BENNINGTON REDEVELOPMENT GROUP, 321**  
108 **MAIN STREET, 335 MAIN STREET, 101 SOUTH STREET AND 109 SOUTH STREET**

109 Dan Monks stated this applicant is seeking approval for the redevelopment of (3) existing  
110 properties to include a subdivision plan, developmental plan and a design approval for the  
111 Winslow Building, Putnam Hotel and Courthouse/Pennysaver building. This would also include  
112 the demolition of the former Greenberg Supply Buildings.

113 Jason Dolmetsch, MSK Engineering represented the applicant. The subdivision is  
114 actually a lot-line adjustment to allow Phase I to move forward without affecting Phase II. This  
115 would include the demolition of the rear of the Winslow building and the outbuildings and  
116 garden center of the former Greenberg’s. The redevelopment improvements would include a  
117 new parking area with lighting and shade trees and screening from Franklin Lane. It would also  
118 include a plaza area with pavers and improved access to the front of Putnam Hotel.

119 Diane Abate, Architect for the project then discussed the approved Federal Tax credits  
120 for the project. The redevelopment plan will change little to each of the buildings in order to  
121 keep as much of the historic features as possible. Many of the buildings will remain mixed use  
122 with retail on the first floors and residential and office space on the second floors.

123 Dan Monks reminded Ms. Abate that HPC recommends approval of Phase I. However,  
124 they will want to see the final color choices and ensure that the visual impact projections above  
125 the roofline are compatible.

126 Ron Alderman noted that this project appears to be 26 parking spaces short of what  
127 would be required. Jason Dolmetsch noted that the bylaw allows this because this project is  
128 reducing the existing deficit of parking spaces.

129 Joel Lentzner, resident/property owner in the area of this project had multiple questions  
130 and concerns regarding the environmental clean-up procedures. Some of these concerns  
131 included dust migration and stockpiling of debris. He and his family live across the street from  
132 the redevelopment. He was also concerned with the large amount of pigeon feces left behind on  
133 the upper floors of the Putnam Hotel several years ago. He did not see that addressed in the  
134 Corrective Action Plan and believes is a public health hazard.

135 John Carpenter, property owner of 310 Main Street noted a meeting in May of 2017 that  
136 discussed additional parking in the municipal parking lot behind his property. He also noted the  
137 enthusiasm in that meeting and asked if there were any start dates available. Mr. Monks noted it  
138 is not the responsibility of the Board to determine construction dates. The permit will be good  
139 for one year.

140 Bill Barney asked about storm water discharge. Mr. Dolmetsch noted the existing  
141 discharge locations would be utilized.

143 The Board had no further questions or comments

145 ***Motion:*** *Charles Kokoras motioned to into Deliberative Session. Barry Horst*  
146 *seconded the motion. The motion passed unanimously.*

148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163

**9. OTHER BUSINESS**

There was no other business this evening.

**Motion:**        *Barry Horst motioned to close the meeting. Ron Alderman seconded the motion. The motion passed unanimously.*

Respectfully submitted,  
Linda E. Bermudez  
Secretary