

1 BENNINGTON DEVELOPMENT REVIEW BOARD MEETING
2 BENNINGTON FIRE FACILITY
3 130 RIVER STREET
4 BENNINGTON, VERMONT 05201
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7 TUESDAY, NOVEMBER 15, 2016
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9 MINUTES
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12 BOARD MEMBERS PRESENT: Barry Horst-Vice-Chair; Ron Alderman; Charles Kokoras;
13 Jane Radaccio; Dan Malmborg;
14

15 ABSENT: Charles Copp-Chair; Bill Barney;
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18 ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording
19 Secretary; (2) citizens
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22 At 6:30 P.M., Barry Horst called the meeting to order.
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25 **1. MINUTES OF NOVEMBER 01, 2016**
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27 No corrections or comments were made regarding the minutes of November 01, 2016.
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29 **Motion:** *Ron Alderman moved to approve the minutes of NOVEMBER 01, 2016.*
30 *Charles Kokoras seconds motion. The motion passed unanimously. (Bill Barney &*
31 *Charlie Copp absent; Dan Malmborg abstained)*
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34 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS' OATH**
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36 Dan Monks read the oath.
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38 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
39 **INTEREST**

40 None this evening.
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43 **4. H.V. NONPROFIT, INC., 212-214 SAFFORD STREET:**

44 Dan Monks stated this is the first of two required hearings. The applicant is seeking
45 approval for an additional living unit to be added to an existing multi-unit building.

46 Jeff Goldstone stepped forward to represent the applicant. This building was previously a
47 Firehouse and was converted to multi-unit residential approximately (17) years ago. Currently
48 there are (4) living units located in the building and the applicant would like to add (1) one-
49 bedroom unit in an underutilized location on the first floor. The project includes some additional

50 improvements to the property such as increasing the parking to (9) spaces, improving walkways,
51 a garbage enclosure area and removing the current dumpsters. A fuel pellet silo will also be
52 added so that a biomass boiler may be installed.

53 Although this property is a historic building it is out of the realm of the Historic
54 Preservation Commission. The applicant therefore is working with a Historic Preservation
55 Specialist for tax credits etc.

56 Ron Alderman asked if there were any additional external changes planned. Mr.
57 Goldstone stated there are some brick erosion repairs planned as well as the removal an overhead
58 door.

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60 The Board had no further questions or comments.

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63 ***Motion:*** ***Dan Malmborg motioned to grant Preliminary Approval for the 212-214***
64 ***Safford Street project as presented. Charles Kokoras seconded the motion. The***
65 ***motion passed unanimously. (Bill Barney; Charlie Copp absent)***

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69 **5. OTHER BUSINESS**

70 There was no other business this evening.

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74 ***Motion:*** ***Charles Kokoras motioned to close the meeting. Dan Malmborg***
75 ***seconded the motion. The motion passed unanimously. (Bill Barney; Charlie Copp***
76 ***absent)***

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80
81 Respectfully submitted,
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83 Linda E. Bermudez
84 Secretary