

BENNINGTON DEVELOPMENT REVIEW BOARD MEETING
BENNINGTON FIRE FACILITY
130 RIVER STREET
BENNINGTON, VERMONT 05201

TUESDAY, JULY 18, 2017

MINUTES

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

ABSENT: Dan Malmborg; Jane Radocchia

ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording Secretary; (10) citizens

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

1. MINUTES OF JUNE 20, 2017

There were no questions or corrections.

Motion: Charles Kokoras motioned to accept and approve the June 20, 2017 meeting minutes. Barry Horst seconded the motion. The motion passed unanimously. (Dan Malmborg & Jane Radocchia absent)

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

Dan Monks read the oath.

3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

None this evening.

4. MARGERY SHERMAN LIFE ESTATE, 821 SILK ROAD:

Dan Monks stated the applicant is seeking approval for the construction of a single-family home dwelling in the FEH & RC zones. This is the reconstruction of a previous single family home lost to a fire. The Application Review Panel has recommended approval.

Jason Dolmetsch, MSK Engineering, stepped forward to represent the applicant. He briefly reviewed the plans.

Bill Barney asked if this home was smaller than the previous. Mr. Dolmetsch stated it was. Ron Alderman asked if this will sit closer to the stream. Mr. Dolmetsch stated it does in order to meet the required setbacks. It is only a few feet closer.

Charlie Copp asked that the plans be updated to show a few items such as proper scale etc.

The Board had no further questions or comments.

Motion: ***Charles Kokoras motioned to Approve the single-family home for 821 Silk Road as presented. Barry Horst seconded the motion. The motion passed unanimously. (Dan Malmborg & Jane Radocchia absent)***

5. TOWN OF BENNINGTON, 336 MAIN STREET

Dan Monks stated the Application Review Panel had no adverse comments regarding this project.

Mike McDonough, Town of Bennington Community Development Director, stepped forward to present project. He reviewed the project noting this lot has been empty for several years. It was then donated to the Town and the Select Board has approved the projects design.

Mr. McDonough continued by stating there is one change to the original design. Working with one abutter (Joel Lentzner), he suggested an interactive art space in the form of a chalk wall be added. Moving forward with this decision, they've decided to remove the water fountain and replace it with the community chalk wall. This will be maintained by both the Town of Bennington and Fiddlehead (Joel Lentzner).

Kelly Clark, Centerline Architects, stepped forward to further discuss the materials to be used in the park. Safety concerns will be addressed with a wooden fence along the back and low-level lighting. All materials have been designed to be low-maintenance.

Ron Alderman asked who would be monitoring for obscenities. Mr. McDonough stated the Town as well as Mr. Lentzner. It was also stated that the people could police themselves. If someone comes across something offensive, they can just wipe it off.

Joel Lentzner, Fiddlehead, stated he is very excited about this opportunity and thinks it will be a great asset to the community. He did have a concern regarding smoking and asked the Board to consider a no smoking policy. His residential entrance is less than a foot from the park and the smoke would travel up his stairs affecting his children. Also, he would like to see this park attract children; he does not feel it would if smoking were to be allowed.

Motion: ***Barry Horst motioned to close the hearing and move into Deliberative Session. Bill Barney seconded the motion. The motion passed unanimously. (Dan Malmborg & Jane Radocchia absent)***

6. 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. (Dan Malmborg & Jane Radocchia absent)***

Respectfully submitted,

Linda E. Bermudez
Secretary