

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

TUESDAY, SEPTEMBER 19, 2017

MINUTES

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

ABSENT: None

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 SEPTEMBER 05, 2017

There were no questions or corrections.

Motion: Dan Malmborg motioned to accept and approve the September 05, 2017 meeting minutes. Barry Horst seconded the motion. The motion passed unanimously.

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. ARCHLAND PROPERTY LLC (McDONALD'S) 112 NORTHSIDE DRIVE:

Dan Monks stated the applicant is seeking a design plan approval for changes to the exterior of the existing McDonald's restaurant. Application Review Panel has recommended approval.

Steve Wilson, Boehler Engineering stepped forward to represent the applicant. There will be no changes to the footprint of the existing building. There will be some upgrades internally to the bathrooms and the eating area. Most of the upgrades however are to the exterior; the colors will now be more “muted” and appear more modern.

The Board had no questions or comments.

Motion: ***Barry Horst motioned to approve the design plan for the existing McDonald’s restaurant as submitted. Ron Alderman seconded the motion. The motion passed unanimously.***

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

Dan Monks noted this was the second 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 Board had no further questions or comments.

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

6. HOTEL PUTNAM BUILDINGS, LLC, NORMSEL DEVELOPMENT SEVEN, LLC, NORMSEL DEVELOPMENT, LLC, BENNINGTON REDEVELOPMENT GROUP, 321 MAIN STREET, 335 MAIN STREET, 101 SOUTH STREET AND 109 SOUTH STREET

Dan Monks stated this is the second of two required hearings.

Jason Dolmetsch, MSK Engineering represented the applicant. The only “new” submittal was an updated rendering of the Hotel Putnam to address the impact of view regarding the elevator shaft and the elevated sidewalks in front.

Jane Radocchia asked if the railings could be more of a historical match. Mr. Dolmetsch stated he would submit that request.

Bill Barney asked if there were any underground oil tanks. Mr. Dolmetsch stated there is one 10,000-gallon oil tank that will be removed. Additionally, in response to public comment at the previous hearing, he has correspondence from the Vermont ANR (Agency of Natural Resources) approving the Corrective Action Plan for this project.

Ron Alderman asked about Hazardous Waste (i.e. asbestos) removal. Mr. Dolmetsch noted those have been addressed in the ANR letter. He will submit the letter to the Board along with the Corrective Action Plan for review to show all concerns have been addressed.

Joel Lentzner, area resident read a letter from VT DEC (Department of Environmental Conservation) addressing one of his concerns. He is satisfied with this amendment to the Corrective Action Plan. Mr. Lentzner goes on to suggest that the State revise their policy and notify abutting property owners of such projects, just like what is done on the local level. In the meantime, he asked that the local board do the notifications for the State until their policy is changed.

The Board had no further questions or comments

Motion: *Bill Barney motioned to into Deliberative Session. Dan Malmborg. The motion passed unanimously.*

7. OTHER BUSINESS

There was no other business this evening.

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

Respectfully submitted,

Linda E. Bermudez
Secretary