

Parcel 49-50-04

Bennington, VT Town Clerk's Office  
\_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M  
book \_\_\_\_\_ on page \_\_\_\_\_ of  
\_\_\_\_\_ Records  
Attest. \_\_\_\_\_  
Town Clerk

# APPLICATION FOR ZONING PERMIT

## Village of Old Bennington

Application #  
Fee Paid  
Date Received  
Zone  
Date Deemed Complete

**NAME OF APPLICANT** Bill Kaiser  
Address: 345 Dewey Street, Bennington VT 05201 Email billkaiser001@gmail.com Phone 650-861-9406

**NAME OF PROPERTY OWNER** (If different from above) Bill Kaiser Kathleen Kaiser  
Address 345 Dewey Street, Bennington VT 05201

**LOCATION OF PROPERTY** 67 Monument Ave, Old Bennington VT 05201

**PARCEL ID.** (Tax Bill): 49500400

**LOT SIZE** 1.1 acres Frontage on Public Road \_\_\_\_\_ ft.  Public Water  Public Sewer  
**TYPE OF USE:**  Residential  Business  Agricultural  Institutional  Subdivision  
 Sign  Change of Use  New Construction  Addition  Alteration  Amendment

**IF APPLICATION IS FOR CHANGE OF USE:** Existing Use N/A

Proposed Use: \_\_\_\_\_ (If business or institutional use, attach description)

**IF APPLICATION IS FOR NEW CONSTRUCTION, ADDITION, ALTERATION OR AMENDMENT:** Describe  
See attached

**BUILDING** Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. Height \_\_\_\_\_ ft. No. of Stories \_\_\_\_\_  
**SETBACK FROM PROPERTY LINES:** Front \_\_\_\_\_ ft. Rear \_\_\_\_\_ ft. Side \_\_\_\_\_ ft. Side \_\_\_\_\_ ft.

**COST OF PROJECT** \$16,250 (Include land preparation and all sub-contractors' costs. Attach builder's estimate, if available). Appropriate fee (see fee schedule) must accompany application.

I understand I must secure a certificate of use/occupancy before using or occupying this structure.  
I hereby certify that all statements contained herein and in all accompanying documents are true and correct, to the best of my knowledge.

Date October 23 2022 Applicant's Signature 

### ZONING ADMINISTRATOR'S REPORT

(Office Use Only)

**ACTION:** To PC \_\_\_\_\_ To ZBA \_\_\_\_\_ Minor Permit \_\_\_\_\_ Date 11/21/22

Approved  Approved with conditions  Denied Date 11/21/22  
**CONDITIONS/COMMENTS** Demo "Summer" Kitchen + "Fire escapes" Porch / Deck Removal

Start Date Dec 12, 2022 Completion Date 1/2/2023

ZONING ADMINISTRATOR  


11/23/22  
Administratively approved.  
Nancy Caseo + Bridget Gallant

A site development plan is required for all applications except those for "minor" permits. If your project is a small one, contact the zoning officer.

Site development plans must be submitted in duplicate and should show, drawn to scale in map form, the information in the table below for each type of application. The Zoning Administrator and/or Planning Commission may request any additional details or information which are deemed necessary for consideration of this application.

SIGN*	ALTERATION	ADDITION	NEW BUILDING	CHANGE OF USE	SUBDIVISION	
						<b>"X"</b> indicates that the information is required with the application. All information to be submitted in duplicate.
X		X	X	X	X	BOUNDARIES AND AREA OF LOT. SUBDIVISION APPLICATIONS MUST SHOW PROPOSED BOUNDARIES.
X		X	X	X	X	EXISTING AND PROPOSED BUILDINGS ON LOT.
		X	X	X	X	EXISTING AND PROPOSED BUILDINGS WITHIN 200 FEET FROM THE SUBJECT LOT.
X		X	X	X	X	EXISTING AND PROPOSED STREETS AND DRIVEWAYS WITHIN A DISTANCE OF 200 FEET OF THE SUBJECT LOT.
		X	X		X	STREAMS, BROOKS, PONDS, NATURAL DRAINAGE WAYS AND WATER COURSES, SEWAGE AND STORM DRAINS.
		X	X			LANDSCAPING
		X	X		X	EXISTING CONTOURS AND LAND CONDITIONS.
X		X	X			SETBACKS FROM PROPERTY LINES AND RIGHTS-OF-WAY
		X	X	X	X	**PROPOSED VEHICULAR TRAFFIC AND PARKING.
		X	X	X	X	**PROPOSED PEDESTRIAN CIRCULATION, OPEN SPACE, PARK AND PLAYGROUND FACILITIES.

\* Free standing signs only.

\*\* Business applications and multifamily dwelling only.

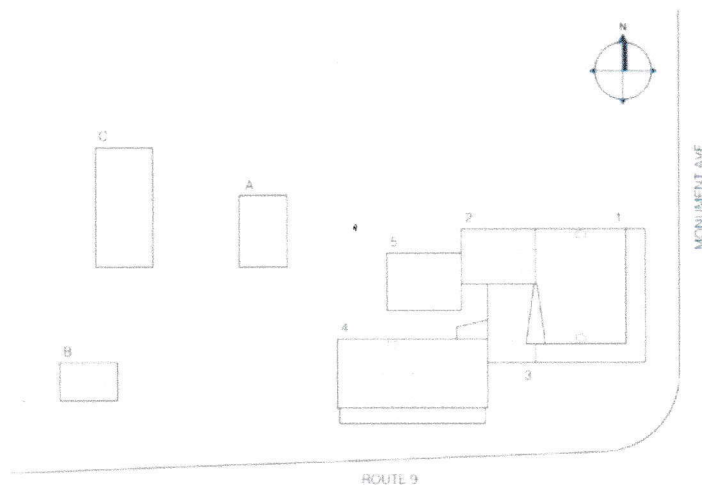
- For **ANY** construction project, "Building Plans" are required. These should include, in addition to the above information:
  - Building elevations showing door and window types, shutters and other exterior details.
  - A description of exterior building materials and colors.
 The commission may approve minor changes to the exterior of a structure without submission of full building plans as long as the application is clear and complete.
- If application is for a sign, two copies of a dimensioned drawing of the sign must accompany the application, colors should be specified or shown. If the sign is to be lighted, show the type, location(s), and wattage of the fixture(s) proposed.
- Before a permit can be issued, the following must be submitted, if applicable:
  - a) Copies of State permits required.
  - b) Copies of hookup permits from the Town of Bennington for water and sewage lines.

## Description of alterations

The Walloomsac Inn at 67 Monument Avenue in Old Bennington is in need of work to help stabilize the structure and winterize it. Permits are requested for the following work that alters the structure. We have contracted with Bear Construction for this work. **Photo 1** shows a plan of the site for reference.

1. Demolition and removal of the "Summer Kitchen" at the rear of the main building and dining room. (Building 5) This portion of the structure has already begun to collapse due to damage and decay. Removal of this portion of the building, while unfortunate, will help protect the adjacent buildings and structures. It is also important for improving safety by removing this hazardous situation. **Photos 2 through 4** below show the structure in question.
2. Demolition and removal of the porches/decks along the West Road side of the building. (Building 4) These porches were damaged by the vegetation that had overtaken that side of the building. They are no longer well supported, exhibit signs of rot and put the building to which they are attached in jeopardy. Removal of these structures will help protect the building. The removal is also important for safety, by removing this hazardous situation. **Photos 5 and 6** below show the structures in question.

## Key Plan

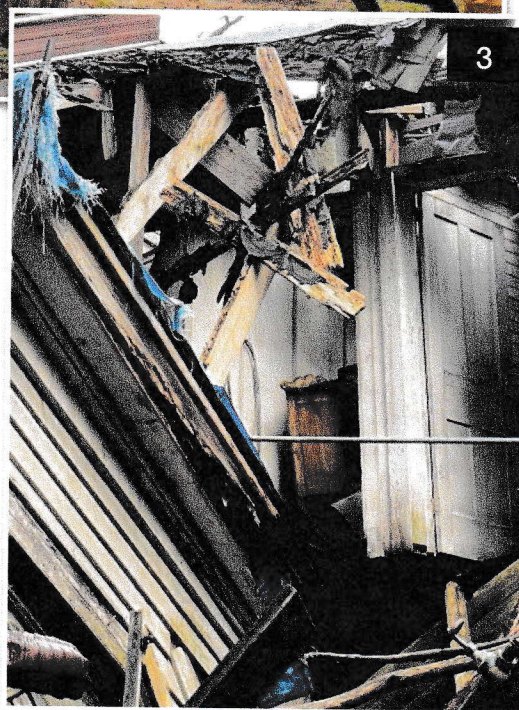
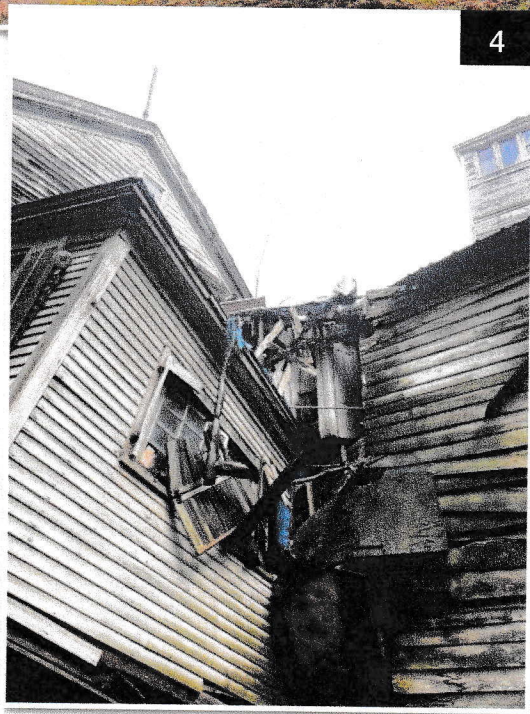


**Photo 1:** Plan of the site.

### Key:

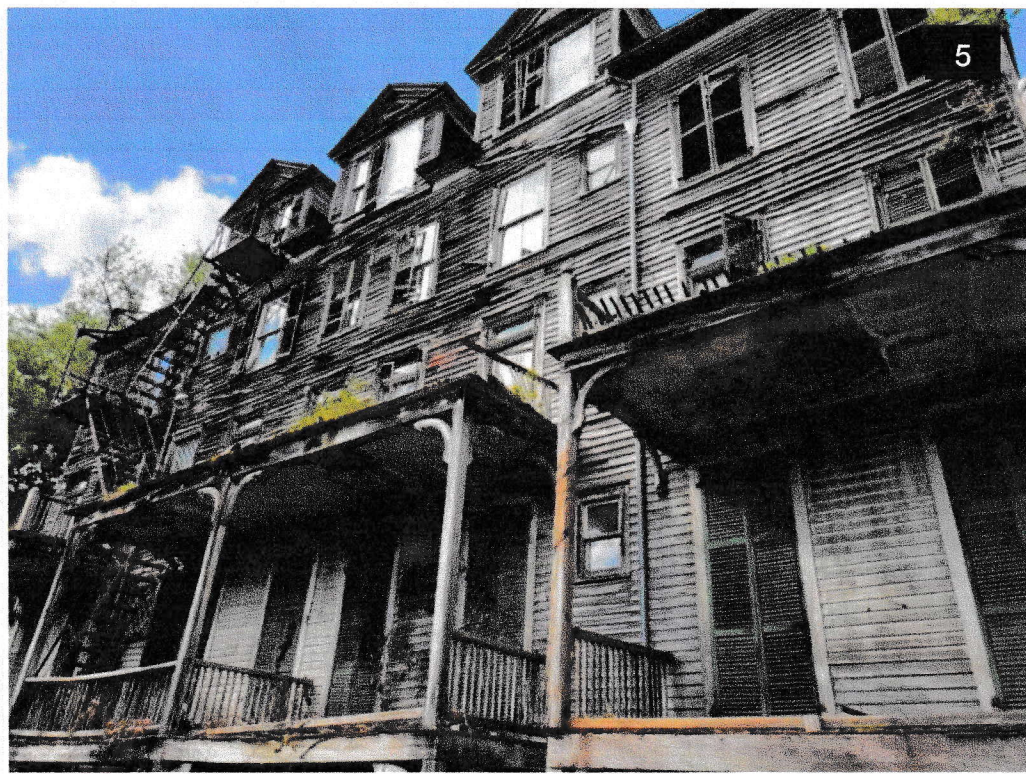
- Building 1:** Main House c. 1768<sup>2</sup>
- Building 2:** Dining Room Addition c. 1860<sup>3</sup>
- Building 3:** Connector to Building #4
- Building 4:** Three stories, containing hotel rooms
- Building 5:** Summer kitchen, c. 1900<sup>4</sup> or later
- Outbuilding A:** "Servant's Quarters"
- Outbuilding B:** Barn
- Outbuilding B:** Woodshop

## Description of alterations, cont



**Photos 2 to 4** (starting top left, viewing clockwise): (1) To the left is the main house of the property with the driveway visible in front of it. The collapsed "Summer Kitchen" is visible in the middle of the picture (between the trees in foreground). (2) Detail of collapse of roof exposing interior rooms. Visible is the state of decay in the structure. (3) Collapse of the structure. (4) Close-up of the damaged wooden structure.

## Description of alterations, cont



**Photos 5 and 6:** (5) Showing the porch/ deck structures along the West Road side of the building, state of disrepair and unsafe conditions. (6) Example of the vegetation which had previously been on the structure and contributing to the decay.

# PROPOSAL

**BEAR CONSTRUCTION LLC.**

William J. LaTour

1315 Middle Pownal Road

Bennington, VT 05201

H(802)442-6102 C(802)688-6112



PROPOSAL SUBMITTED TO

PHONE

DATE

**Bill, Laura, and Sharron 650-861-9406 or 802-688-376 0/1 October 7<sup>th</sup> 2022**

STREET

JOB NAME

**RE: the Inn Demo rear portion /old kitchen**

CITY, STATE, ZIP

ARCHITECT

DATE OF PLANS

**OLD BENNINGTON VT**

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:**

**TO DEMOLITION PORTION IN REAR WHERE OLD KITCHEN WAS CURRENTLY BEYOND REPAIR AND CAUSING MORE DAMAGE TO STRUCTURE STILL IN TACT, AN ASBESTOS INSPECTION WILL BE PERFORMED TO DETERMINE IF ANY ASBESTOS IS IN THE AREA TO BE REMOVED, IF SO MITIGATION COST WILL BE ABOVE THE SCOPE OF THIS ESTIMATE AND ARE UNKNOWN AT THIS TIME.**

**INSPECTION ITSELF CAN VARY IN COST BASED UPON NUMBER OF SAMPLES THAT ARE TAKEN, THIS ESTIMATE INCLUDES \$1,500 FOR THIS INSPECTION AND TESTING AS WELL AS ANY DEMOLITION PERMITS BOTH LOCAL AND STATE (ACUAL COST COULD VARY EITHER WAY) WE WILL THEN REMOVE THE PORTION OF THE BUILDING AS DISCRIBED ABOVE AND HAVE ALL DEBRIS HAULED AWAY, THIS**

**Contractor quote, Kitchen demo**

ESTIMATE INCLUDES \$2,100.00 FOR THIS HOWEVER IT IS ALL CALCULATED BY WIEGHT AND WE PAY BY THE POUND THIS NUMBER WILL ALSO VARY AND IS ONLY AN ESTIMATED GUESS AT THE WEIGHT INVOLVED. STONE WILL BE SAVED ON SITE FOR USE ON OTHER PROJECTS. A LARGE EXCAVATOR AND OTHER EQUIPMENT WILL BE BROUGHT IN AS WELL AS A MAN LIFT ESTIMATE INCLUDES SEPERATING BAD FROM GOOD AND CLOSING UP ANY HOLES AFTERWARD TO SUCURE BUILDING, CLEAN UP OF DEMOLITION ARAE WITH FILL BROUGHT IN AND GRADED OFF

TOTAL ESTIMATE FOR ABOVE WORKED WITH 2 VARIABLES \$12,500.00

DUE TO MAJOR FLUCTUATIONS IN MATERIAL PRICING WE ARE UNABLE TO HOLD ANY QUOTE FOR MORE THEN 5 DAYS, THEREFORE WE OFFER AN ESTIMATED TOTAL BASED UPON CURRENT PRICING, SORRY FOR ANY INCOVENIENCE

ANY ROT REPAIR ABOVE AND BEYOND "SCOPE OF WORK" AS STATED ABOVE SHALL BE DONE ON A TIME AND MATERIALS BASES

ANY ADDITION, CHANGES OR ALTERATIONS TO ORIGINAL PROJECT SHALL BE DONE ON A T/M BASIS AT A RATE OF \$55 PER MAN HOUR AND MATERIALS AT COST PLUS 15%

SOME OR ALL OF THE FOLLOWING SURCHARGES MAY APPLY AND WILL BE ADDED TO YOUR FINAL BILLING. TRUCK AND TOOLS CHARGES \$35 PER DAY,DUMP TRUCK \$50 PER DAY ON SITE, PLUS DUMP COST, WORK TRAILER AND TOOLS \$35 PER DAY, SPECIALTY TOOLS USE \$25 PER DAY. TRACTOR USE \$105 PER HR, \$650 PER DAY, \$2,650 PER WEEK