VILLAGE OF OLD BENNINGTON

PLANNING COMMISSION

DESIGN REVIEW HEARING

In re: Johnny and Mary Randel 11 West Road

Permit #25-11

Replace overgrown weeded area with a garden with plants and walkway and 10ft octagonal gazebo.

The application was received on 7.14.25. A copy of the application and certification of mailing to abutting property owners on request to Zoning Administrator at [obzoning@gmail.com](mailto:obzoning@gmail.com).

Notice of hearing posted at Old Church Barn, Monument Bulletin Board, and Village web page.

The application was considered by the Planning Commission at a public hearing on September 8, 2025. The Planning Commission reviewed the application under the Village of Old Bennington Zoning Bylaw as amended and readapted April 7, 2020 and amended November 2024.

Present at the hearing were the following members of the Planning Commission:

* Brian Scheetz
* Renny Ponvert
* Chris Ponnessi
* Elizabeth Warren (via zoom)

1. Design Review Hearing 11 West Road. Mr. Randel presented site plan, setbacks, and design drawings of gazebo.

Mrs. Schwarzkopf questioned the location given the nearby wetlands.

Mr. Ponessi in reviewing wetlands mapping stated that the gazebo would be more than the 50 ft setback from the wetlands and the area was previously disturbed by the tennis court.

Mrs. Schwarzkopf asked about any lighting to be installed. Mr. Randel stated none was planned.

FINDINGS

The Planning Commission finds that the proposed the project complies with the Design Review standards of the Village of Old Bennington Bylaws.

DECISION

Motion by Mr. Scheetz to approve application as submitted.

Seconded by Mr. Ponessi. Motion passes 4-0-0

dk