**VILLAGE OF OLD BENNINGTON**

**PLANNING COMMISSION**

MINUTES

FOR

MONDAY, FEBRUARY 22nd, 2021

**Members present:**

Robert Bullington, Chair; Suzanne Buchsbaum; Nancy Coseo; Galen Jones; Mary Pat Mazzola

**Members absent:**

None

**Community Members present**:

Anne Slattery, Michael Baker, Danielle Gallen

The Planning Commission meeting was held via Zoom conference call.

This was a special meeting called to review the application from Anne Slattery to remove an existing garage door and replace it with an entry door and two side windows.

The Village of Old Bennington Planning Commission was called to order by Chair Bullington at 7:02 PM.

**Mary Pat Mazzola made a motion to approve Danielle Gallen as Secretary to the Planning Commission. Nancy Coseo seconded the motion; all in favor, unanimous.**

There were no changes to the minutes from the 12/28/20 PC meeting.

**Galen Jones moved to approve the minutes for the 12/28/20 Planning Committee meeting. Ms. Mazzola seconded the motion; all in favor, unanimous.**

Anne Slattery has a pending zoning application which is requesting approval to replace an existing, overhead garage door on the west side of her house with a 3 x 6 entry door and 2 windows. The Committee has viewed the drawings of the design and resident Peggy Hammond submitted a comment in support of the proposal.

Chair Bullington requested that Ms. Slattery and her architect, Michael Baker, described the project Ms. Slattery would like to complete and how it fits in with colonial architecture.

They responded that the proposal fits in with colonial architecture because they plan to use the same kind of windows as the rest of the house and just remove the garage door. Ms. Slattery’s previous proposal to build a porch was approved and they feel that this proposal is very similar in design and that it will pull everything together very well. Ms. Slattery has seen a similar configuration in other houses in the Village that have two windows on either side of an entry door. There is a house that has a very similar configuration of two windows flanking a door that opens onto a porch.

Chair Bullington then opened the meeting for questions.

Mr. Jones asked if the sash for the windows would be the same as the rest of the windows on the house. Ms. Slattery replied that yes, they are the exact same windows.

Suzanne Buchsbaum asked to confirm that everything will be painted white. Ms. Slattery confirmed that it would be.

Ms. Buchsbaum asked about Ms. Slattery’s porch which is a recently approved project which is currently under construction. She noted that the columns do not currently have a top and asked if the tops will be built in the future. Ms. Slattery confirmed that the tops will be built. Ms. Buchsbaum asked if everything being built will still be the same as the drawings that were submitted to the Committee. Mr. Baker confirmed that they would be. Ms. Buchsbaum inquired specifically about the starburst element. Mr. Baker stated that they decided to eliminate the starburst element so it will not be built. Ms. Buchsbaum clarified that she was asking these questions in order to confirm whether or not they are sticking to the plans they submitted for the porch project, which would speak to whether or not they would stick to the drawings they submitted for this new project.

Committee members asked about the lights that will be installed on the new porch. Mr. Baker stated that they will ensure that the lights do not shine into any neighboring houses. Ms. Slattery stated that the lights will be LED bulbs that are motion-sensor. Chair Bullington reminded her to review the bylaws as they relate to LED bulbs and motion-sensors.

Ms. Buchsbaum asked if there will be any snow covering for this new project like there will be for the porch. Mr. Baker replied that there will not be.

Ms. Buchsbaum asked if the new project will be built exactly as drawn. Mr. Baker said yes.

Ms. Buchsbaum inquired about a railing system and whether or not they would be installing a railing system up to this door. Ms. Slattery replied that they would like to but that they want to change other existing railing systems on the North side of the house which is a change that would need to come before the Committee. Chair Bullington agreed that changes to the railing system would need to go before the Committee. Ms. Slattery stated that they would like to change them all at the same time and that she would complete an application for that project and submit it by the end of the week.

**At 7:30pm, Ms. Mazzola motioned to go into deliberative session. Mr. Jones seconded the motion; all in favor, unanimous.**

**At 8:15pm, Ms. Mazzola motioned to come out of deliberative session.  Mr. Jones seconded the motion; all in favor unanimous.**

**Mr. Jones made a motion to approve Ms. Slattery’s application to replace an existing, overhead garage door on the west side of her house with a 3 x 6 entry door and 2 windows with the caveat that she adhere to the plan as submitted. Ms. Mazzola seconded the motion; all in favor unanimous.**

**Ms. Coseo made a motion to adjourn. Ms. Mazzola seconded the motion; all in favor unanimous. The meeting was adjourned at 8:20pm.**

Respectfully submitted:

Danielle Gallen

Administrative Officer

2/26/21