

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 The Walloomsac Property, LLC

Address: 3 Seminary Lane, Old Bennington, VT

Email casey@aplacemind.com

Phone (508) 308-2983

NAME OF PROPERTY OWNER (If different from above) The Walloomsac Property, LLC

Address 3 Seminary Lane, Old Bennington, VT 05201

LOCATION OF PROPERTY 3 Seminary Lane, Old Bennington, VT 05201

PARCEL ID. (Tax Bill): 48504300

LOT SIZE 2.85 acres Frontage on Public Road 337 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 Residence

Proposed Use: Six-bedroom inn/ancillary guest house in relation to The Walloomsac Inn (If business or institutional use, attach description)

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

BUILDING Length 65 ft. Width 32 ft. Height 33 ft. No. of Stories 2.5
SETBACK FROM PROPERTY LINES: Front 50 ft (East) ft. Rear 292 ft (West) ft. Side 37 ft (North) ft. Side 55 ft (South) ft.

COST OF PROJECT \$1,000,000 (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 05/02/2026

Applicant's Signature T. Casey Sunderland

ZONING ADMINISTRATOR'S REPORT

(Office Use Only)

ACTION: To PC _____ To ZBA _____ Minor Permit _____ Date _____

☐ Approved ☐ Approved with conditions ☐ Denied Date _____

CONDITIONS/COMMENTS _____

Start Date _____ Completion Date _____

ZONING ADMINISTRATOR

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	"X" 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.

1. 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.

2. 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.
3. 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.

Application for Conditional Use Permit Addendum

"The Seminary"

3 Seminary Lane, Old Bennington, VT 05201

TO: Village of Old Bennington Board of Trustees

FROM: The Walloomsac Property, LLC (Casey Sunderland & Rafe Churchill)

LEGAL REPRESENTATION: Liam Murphy, MSK Attorneys

RE: Application for Conditional Use Permit – 3 Seminary Lane ("The Seminary")

The Walloomsac Property, LLC submits this application for a Conditional Use Permit under the Interim Bylaws for the Restoration and Reuse of Certain Historic Structures, adopted January 5, 2026, pursuant to 24 V.S.A. § 4415(a), to operate 3 Seminary Lane ("The Seminary," formerly known as the Mt. Anthony Seminary) as a six-bedroom inn with no food and beverage service, functioning as an ancillary guest house to the Walloomsac Inn located at 67 Monument Avenue and consistent with the property's historic use.

The following is meant to provide context for this application.

There is a signed Purchase and Sales Agreement between H&R Holdings ("Heide & Rafe" Holdings), LLC and The Walloomsac Property, LLC. Upon closing, the deeds for both 3 Seminary Lane and 67 Monument Avenue will be held under The Walloomsac Property, LLC, and both properties will be operated by the same management team.

The Seminary is envisioned as a private, secluded option for guests seeking a quieter experience, bookable through the same platform as the Walloomsac Inn and operated by the same team, with full respect for the residential character of the surrounding neighborhood.

We have made a considerable investment in the restoration of the property, including the reconstruction of the original to-scale bell tower. We have also engaged Grace Fuller Designs to landscape the property in a manner consistent with the character of the Village.

We have heard the concerns raised by Village and Bennington residents regarding the barn at the rear of the property. We will restore the barn's exterior shell; it will be maintained solely as storage with no guest programming or access of any kind.

Permitting The Seminary as an additional six rooms will drive regional awareness and support our ongoing restoration of the Walloomsac Inn. It is our sincere desire to return this building to something more consistent with its historic use, honor its rich history, and share it.

As schematic design for the Walloomsac Inn has progressed, we have made deliberate decisions to optimize parking on the 67 Monument Avenue lot while minimizing impact on the Village, which has resulted in reducing the Inn's room count to approximately 41 rooms. While parking plans are not yet finalized or ready to present publicly, the six additional rooms at The Seminary would offset this reduction and help preserve the overall financial viability of the project. We look forward to sharing our parking plans with the Village once all options have been properly vetted by the relevant professionals and consultants.

Findings of Fact A. Property and Proposed Use (Interim Bylaws § 2)

1. The structure is individually listed or is a contributing structure within the Old Bennington Historic District on the National Register of Historic Places. (§ 2(a))

The Mt. Anthony Seminary at 3 Seminary Lane is a contributing structure within the Old Bennington Historic District on the National Register of Historic Places. The following description appears in the National Register of Historic Places Inventory — Nomination Form:

Mt. Anthony Seminary, 3 Seminary Lane, c. 1829. This large, clapboard structure was built c.1829 to house the chapel and classrooms of the Mt. Anthony Seminary, a private, non-denominational secondary school. A domed belltower originally surmounted the roof. Today it appears as a large gabled rectangular block, 6 x 3 bays, 2½ stories, with a molded cornice, pedimented gables, and evenly-spaced windows. Sash is 6/1; paired 6/6 in gables. On the north wall is a glazed door with pedimented entry portico; on the south side are two glazed doors and a shed dormer on the roof. On the west gable end is a small hipped utility wing. Originally there were lunettes in the gables. When the building was converted to a golf clubhouse in the 1890's, a circular Shingle Style porch, now gone, was added on the south side. The seminary's dormitory stood to the south.

Stable, c. 1870. A 40' x 15' clapboard stable with gable roof, cornice returns, 6/6 sash, garage doors; built c.1870 as part of Mt. Anthony Seminary.

2. The structure was lawfully used for a nonresidential purpose prior to the adoption of current zoning regulations prohibiting such use. (§ 2(b))

The Mt. Anthony Seminary is an approximately 4,000 square-foot structure originally constructed in 1829 that has long served institutional and commercial purposes. Originally the Bennington Seminary (1829–1864), it later became the Mt. Anthony Seminary (1864–1897), the Mt. Anthony Country Club clubhouse (1897–unknown), and faculty housing for Bennington College (1934–1944), before transitioning to a private residence. The historic commercial operation of the Mt. Anthony Seminary was lawful and existed long before the Village's adoption of the Zoning Bylaws which restricted the property to residential and noncommercial use.

3. The nonresidential use was discontinued for a period exceeding the time otherwise allowed for continuation as a nonconforming use under the current Zoning Bylaws. (§ 2(c))

Commercial operation of the Mt. Anthony Seminary is believed to have ceased in or around the 1950s or 1960s, prior to the creation of the current Zoning Bylaws, a period well exceeding the time otherwise allowed for continuation as a nonconforming use.

4. The proposed reuse is substantially the same as the building's historic use or is a new use that would not adversely impact the character of the surrounding area or the broader historic character of the Village. (§ 2(d))

The Seminary has historically functioned as a lodging structure. The Mt. Anthony Seminary housed a sleeping dormitory, the subsequent Country Club use included lodging rooms, and during Bennington College's tenure the building provided short-term residential accommodations. The proposed use as a six-bedroom inn is therefore substantially consistent with the building's historic use. The use is limited in scope to six rooms with no commercial kitchen or food and beverage service, and mandatory quiet hours 9pm-7am and an age restriction to 21+. The applicant has reconstructed the historically accurate bell tower, restored all exterior millwork, repaired original historic windows, removed a historically inaccurate dormer, and installed historically appropriate cedar shake and copper roofing. The proposed use, as a quiet ancillary guest house to the approved and permitted Walloomsac Inn, will not adversely impact the character of the surrounding area or the broader historic character of the Village.

5. The structure has fallen into disuse and is in a deteriorated condition such that immediate preservation or restoration is in the public interest. (§ 2(e))

The structure had fallen into disuse and presented substantial deterioration both outside and inside prior to the applicant's restoration. Interior conditions included failing second-floor plaster, failing mechanical systems, non-working bathrooms, rendering some of these rooms uninhabitable. Exterior conditions included significant rot to siding, trim, and windows, a deteriorating chimney, a failing roof, a deteriorated barn, and an unkempt landscape. The property also exhibited historically inaccurate alterations, including vinyl screen and storm doors and windows. The bell tower, a defining architectural feature of the structure, had been lost entirely. The applicant has undertaken restoration including the reconstruction of the historically accurate bell tower, removal of historically inaccurate elements, and repair and restoration of the exterior envelope. With respect to the barn, the applicant has heard the concerns raised by Village and Bennington residents and will restore the barn's exterior shell; it will be maintained solely as storage with no guest programming or access of any kind. Restoration of this structure is in the public interest.

B. Statutory Criteria under 24 V.S.A. § 4415(e)

(1) *Capacity of Existing or Planned Community Facilities, Services, or Lands*

1. The proposed inn/ancillary structure will utilize existing municipal infrastructure, including roadway access and utilities adequate for historic-scale operation.
2. No expansion of public sewer, water, or road capacity is required beyond ordinary maintenance.
3. Police, fire, and emergency services are already available in the area and sufficient to serve the use.

(2) *Existing Patterns and Uses of Development in the Area*

4. The property is centrally located within the historic Village, surrounded by a mixture of residential and institutional uses, including historic inns, churches, museums, and single-family homes.
5. Operation of The Seminary would reinstate a traditional and defining use that historically coexisted with surrounding development.

(3) *Environmental Limitations of the Site or Area and Significant Natural Resource Areas and Sites*

6. The site is previously developed, contains no wetlands or mapped natural resource constraints, and lies outside flood hazard areas.
7. Restoration will occur within the existing building footprints, with no adverse environmental impact or loss of open space.

(4) *Municipal Plans and Other Bylaws, Ordinances, or Regulations in Effect*

8. The existing Village Plan (currently under revision) emphasizes preservation of the historic Village core and the adaptive reuse of significant historic structures.
9. The Interim Bylaws specifically contemplate restoration and reuse of historically significant buildings for their original or related purposes.

24 VSA 4414(3) authorizes municipalities to adopt zoning regulations, including “Conditional Uses” and allow approval if “the proposed conditional use shall not result in an undue adverse effect” on the listed criteria:

The Mt. Anthony Seminary (“Seminary”) is an approximately 4,000 square-foot structure originally constructed in 1829 that has long served institutional and commercial purposes. Originally the Bennington Seminary (1829–1864), it later became the Mt. Anthony Seminary (1864–1897), the Mt. Anthony Country Club clubhouse (1897–unknown), and faculty housing for Bennington College (1934–1944), before transitioning to a private residence.

The current proposal submitted for approval is to use continue the use as six-bedroom house but as a “guest house” with proposed parking.

1. The capacity of existing or planned community facilities

The Seminary will be served by existing municipal water and public sewer infrastructure without expansion. No new road capacity is required. Fire, police, and emergency services currently serving the Village and the Town of Bennington are fully adequate for this scale of use. The building's footprint is unchanged, and no new construction is proposed. The proposed use, limited to six sleeping rooms with no food and beverage service, places no meaningful demand on any community facility or service beyond that already associated with a private residence.

The proposed use of the six-bedroom guest house will not result in an undue adverse effect on the capacity of existing or planned community facilities.

2. The character of the area affected, as defined by the policies and objectives of these bylaws and the Village Plan

The Bylaws expressly identify protection of the Village's historical and cultural sites, preservation of its existing appearance, and limiting — but not prohibiting — commercial activity as core purposes (Section 10). The proposed use advances all three: it renovates and restores a historically significant and architecturally distinguished structure to an aesthetic condition and use consistent with its original purpose, without introducing commercial activity of a scale or character incompatible with the residential neighborhood.

The Seminary has served lodging and institutional functions since its construction in 1829, and the proposed use as a quiet, six-bedroom guest house with no food and beverage service, mandatory quiet hours from 9pm to 7am, and an age restriction of 21 and over is among the least intensive commercial uses contemplated under the Interim Bylaws. The applicant has completed substantial exterior (and interior) restoration, including reconstruction of the historically accurate bell tower, restoration of original millwork, repair of historic windows, removal of a historically inaccurate dormer, and installation of a new historically accurate cedar shake and copper roofing consistent with the Design Review criteria of Article IX.

A site plan for the remainder of the property outside the current proposal is also being developed by Grace Fuller Designs with the goal of keeping the property consistent with the character of the Village.

3. Traffic on roads and highways in the vicinity

The continued use as six-bedroom house as a “guest house” will generate traffic consistent with a small residential property. Guests will arrive and depart in the ordinary course, and the property's established driveway and proposed parking area are adequate for this use. No events, food and beverage service, or additional programming generating incremental traffic are proposed for the house. The level of traffic associated with six guest rooms is not materially different from that of a single-family residence and is well within the current capacity of Seminary Lane.

The proposed use will not result in an undue adverse effect on traffic on roads and highways in the vicinity.

4. The proposed use in accord with other provisions of ordinances, regulations and bylaws of the Village applicable thereto, and each use so approved shall meet any standards applicable to the specific use as to lot and building dimensional requirements, landscaping, design and location of signs

The proposed use as six-bedroom house as a “guest house” meets all applicable dimensional, landscaping, design, and signage requirements of the Zoning Bylaws. The applicant's restoration work has been carried out in conformance with the Design Review criteria of Article IX. Section 97(P) of the Zoning Bylaws requires that site and building plans include reasonable amounts of plantings and landscaping with particular emphasis on trees, and that proposed landscaping consider long-term growth and maintenance with attention to visual appearance from the street and neighboring properties. The initial site development plan for the house and adjacent parking area prepared by Centerline Architects and the landscape plans being developed by Grace Fuller Designs emphasize naturalistic plantings and consistency with neighboring on Seminary Lane. There will be no signage beyond the plaque next to the front door, consistent with Section 54. Parking for the six bedroom guest house is provided surrounding the house at a ratio of one space per sleeping room, consistent with Section 55(A)(4). The barn at the rear of the property will be restored to its exterior shell this summer and maintained solely as storage.

A site plan for the remainder of the property outside the current proposal is also being developed by Grace Fuller Designs with the goal of keeping the property consistent with the character of the Village. When the site plan for the remainder of the property is completed, if required, it will be submitted as a separate application.

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The proposed use is consistent with the character of the Village and with the policies and objectives of the Zoning Bylaws and will not result in an undue adverse effect on the character of the area.

