VILLAGE OF OLD BENNINGTON

PLANNING COMMISSION

DESIGN REVIEW HEARING

In re: Christine Costello 2 Church Lane

Permit #25-14

Replace existing patio and add porch rain roof.

The application was received on 7.24.25. 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 2 Church Lane. Hearing opened at 7:00PM. Christine Costello presented sketch of location of the proposed porch, design drawings, description of the type of material proposed along with pictures of the house where the porch will go. Mr. Scheetz questioned the use of membrane roofing which is not approved on the bylaws. Mr. Ponessi questioned the pitch of the roof. Applicant explained that there were limitations to construct the porch with rain roof due to the small area and existing structural features. Applicant stated membrane was the was recommended due to the small area and pitch.

Hearing closed at 7:12 PM

FINDINGS

The Planning Commission notes that the proposed roofing membrane is not allowed under the bylaws. Noting the small size of the roof and lack of visibility from abutters or roadway grants exception to the roofing material requirement. The rest of the proposal complies with the Design Review standards of the Village of Old Bennington Bylaws.

DECISION

Motion by Mr. Scheetz to approve application as submitted by Christine Costello 2 Church Lane with the stipulation that the non-conforming use of roofing material is approved due to the small size of the roof and low visibility. Seconded by Mr. Ponessi. Motion passes 4-0-0

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