

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 Casey Sunderland

Address: 3 Seminary Lane, Old Bennington, VT

Email casey@hendrickschurchill.co **Phone** (508) 308-2983

NAME OF PROPERTY OWNER (If different from above) Rafe Churchill

Address 3 Seminary Lane, Old Bennington, VT

LOCATION OF PROPERTY 3 Seminary Lane, Old Bennington, VT

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 (see attached for proposal) (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 \$175,000 (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 03/19/2025

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	NONE REQUIRED - SEE # 1	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:
 - Copies of State permits required.
 - Copies of hookup permits from the Town of Bennington for water and sewage lines.

HENDRICKS CHURCHILL

May 8, 2025

Village of Old Bennington

Re: Change of Use
Rafe Churchill (H&R Holdings)
3 Seminary Lane
Bennington, VT 05201

To Whom It May Concern:

We propose converting 3 Seminary Lane into a quaint six-bedroom inn that honors the architectural character and quiet charm of the Village of Old Bennington. This effort will prioritize preservation, scale, and sensitivity to the surrounding neighborhood—bringing new life to a historic structure with deep roots in the community.

Precedent Use & Educational Legacy

The property—historically known as the Mt. Anthony Seminary—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.

Today, that legacy continues. In partnership with Bennington College, students are actively involved in the restoration process through their Field Work Term. We plan to continue using the property, in a limited capacity, as an educational resource—particularly for architecture students.

Historic Restoration

We recently proposed a series of exterior alterations to return the structure to its 1829 appearance, including the reconstruction of the original bell tower. As founders of Hendricks Churchill—an award-winning architecture and interior design firm with deep expertise in classicism and historic preservation—we are uniquely positioned to execute this vision. Our work has been recognized by the Institute of Classical Architecture & Art (ICAA), and we bring both rigor and reverence to projects of this significance.

Proceeds from the inn's operations will support continued restoration and long-term stewardship of the property.

The Village of Old Bennington Planning Commission will hold a hearing on this alterations application on May 12, 2025, at 7 PM at the Old First Church Barn.

hendrickschurchill.com

HENDRICKS CHURCHILL

Community & Cultural Benefits

1. **Addressing a Clear Need for Lodging:** The Bennington Battle Monument draws over 40,000 visitors annually, yet there are few high-quality accommodations in the area. The proposed inn will meet this demand while supporting the Monument's continued evolution as a destination. Many visitors to the Monument end up retreating to lodging establishments in or around Williamstown or further North, propping up those business vs. Bennington's businesses.
2. **Supporting Bennington College & Local Businesses:** The college attracts a steady flow of visitors—trustees, alumni, parents, and visiting faculty—who currently must seek lodging in neighboring towns when local options are full. Our inn will help retain this valuable traffic within the Village and surrounding communities.
3. **Strengthening Local Hospitality:** We intend to complement—not compete with—The Four Chimneys Inn. By forgoing public dining and alcohol service, we will encourage our guests to frequent The Four Chimneys and other local establishments.
4. **Hiring Local, Supporting Local:** Daily operations will rely on local talent and vendors, including a general manager, housekeepers, florists, a local bakery, and artisan partners—ensuring the project contributes meaningfully to the local economy.
5. **Engaging Vermont's Creative Community:** We will restore the fire-damaged barn at the rear of the property as a flexible cultural space to host small, curated gatherings—art exhibits, craft showcases, readings, and seasonal workshops—featuring Vermont artists and Bennington College students. Events will adhere to all permitting requirements and be tailored to enrich the region's cultural fabric.
6. **Real Estate Values:** A portion of the revenue proceeds from the inn's operations will be used to maintain the aesthetic appearance of the property. This property will positively contribute to the overall real estate values in the Village.
7. **Control:** This is not an Airbnb with unsupervised guests. The property will be managed by an on-site general manager from the hours of 7am-10pm. The General Manager will strictly enforce guests to respect the quiet and well-kept nature of the Village.

Commitment to Compliance

- Guests under 21—including Bennington College undergraduates—must be accompanied by a parent or legal guardian.
- Parking will be limited to one vehicle per guest room to reduce visual and neighborhood impact. Parking will face “inwards” towards the main structure, reducing impact on surrounding neighbors at night.
- Only registered guests will have access to the property; no public food or beverage services will be offered.
- All abutters will be formally notified of the proposed change of use.
- We are working closely with the State Fire Marshal to meet all applicable fire and safety codes.

HENDRICKS CHURCHILL

- Local architect Gary Corey of Centerline Architects is overseeing compliance with all zoning and building regulations.

A Long-Term Investment in the Village

This project is about more than restoration—it is about reactivating a cornerstone of Old Bennington in a way that respects its past while planning for the future. In addition to our collaboration with Bennington College, we aim to build lasting relationships with the Bennington Battle Monument, the Bennington Museum, and other local institutions—encouraging our guests to engage with the broader community.

We are honored to help steward 3 Seminary Lane into its next chapter—and to create a lasting, meaningful contribution to the Village of Old Bennington.

Sincerely,
Casey Sunderland
Managing Director, Hendricks Churchill

Rafe Churchill
Owner & Creative Director, Hendricks Churchill



