**VILLAGE OF OLD BENNINGTON**

**PLANNING COMMISSION**

MINUTES

FOR

MONDAY, MARCH 9TH, 2020

**Members present:**

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

**Members absent:**

None

**Applicant & Representatives present**:

David Crowley – Homeowner/Applicant of 40 Monument Ave

Todd Benner – Centerline Architects

Bill LaTour – Builder for Applicant

**Others present; None**

The Village of Old Bennington Planning Commission was called to order by Chair Bullington at 7:05 PM.

The Commission opened the Crowley hearing for the addition of a two-car garage with an enclosed breezeway to the existing house. Todd Benner presented the architectural drawings and he, Bill LaTour and David Crowley answered questions posed by the commission. Mr. Crowley stated his additional goals were to keep within the tradition of the house while also making improvements (sagging/separating porch, roof and sashing needs). Mr. Crowley requested a change from the previously submitted architectural drawing. He now prefers metal, garage doors with composite overlay due to R- factor, durability and cost. Mr. Bullington stated that any subsequent changes to existing plans will need a new application and planning commission review.

Prior to the hearing, the Commission had provided questions to Mr Crowley, which he provided answers to. The questions and answers are a part of the hearing record.

Windows and entry doors are all solid wood.

All trim painted white with windows sashes painted dark green to match existing windows.

No additional trees will be removed for the addition.

All abutting neighbors have been alerted to the application, with no feedback regarding concerns.

There will be no changes to the driveway footprint; Mr. Crowley plans on new asphalt for the existing driveway when project is complete.

Mr’s Crowley, Benner and LaTour left the meeting at 7:45. **Mary Pat Mazzola motioned to move to deliberative session. Suzanne Buchsbaum seconded the motion: all in favor, unanimous.**

During discussion, the Commission had further questions and needed further clarification on the garage doors. Mr. Crowley was called and invited to come back to the meeting.

**While waiting for Mr Crowley, Mary Pat Mazzola motioned to come out of deliberative session to discuss other agenda items. Suzanne Buchsbaum seconded the motion; all in favor, unanimous.**

The Commission reviewed the minutes from the February 10th meeting.

**Mary Pat Mazzola motioned to accept the minutes. Galen Jones seconded the motion; all in favor, unanimous.**

Bob Bullington gave the commission members the following updates:

* The trustees meeting regarding Subdivision Bylaws takes place on April 7th at 6:30 PM.
* The search continues for a Village Zoning Administrator.
* A letter will go out to tree trimming and removal companies that a permit from the Village may be necessary prior to any work.
* A reminder to Village residents regarding tree cutting will be posted on the village website.
* It was suggested that the Zoning Bylaws regarding tree removal be explained to attendees at the May annual meeting.
* The State has been told we need further details on their application by 3/20 if we are to put that discussion on the agenda for April Planning Commission meeting.

David Crowley returned to the meeting to clarify design questions regarding the doors to the proposed garage addition. He wants to use the Settlers Collection garage doors, steel with a smooth composite overlay. Color to be white.

**After discussion and clarification from Mr. Crowley, Galen Jones motioned to go back into deliberative session. Mary Pat Mazzola seconded the motion; all in favor, unanimous.**

**After that deliberative session, Mary Pat Mazzola motioned to approve the permit based on the following:**

* Garage doors will be Settlers Collection steel with composite overlay offered by Holmes Garage Door Co.
* Model Series 2, Design 22
* Windows/Top Sections REC 13 with clear glass.
* Garage doors will have a smooth texture and be painted completely white.

**Suzanne Buchsbaum seconded the motion; all in favor, unanimous.**

**Mary Pat Mazzola** **motioned to adjourn the meeting. Galen Jones seconded the motion; all in favor, unanimous. Meeting adjourned at 8:45 PM.**

Respectfully submitted:

Nancy Coseo

Acting Secretary

Planning Commission

03/10/20