**VILLAGE OF OLD BENNINGTON**

**Zoning Board of Adjustment**

MINUTES

FOR

Thursday, September 24th, 2020

**Members present:**

David Silver, Chair, Pricilla Bradshaw, Erica Gallen, Polly van der Linde, Anthony Mazzola.

**Members absent:**

None

**Zoning Officer & Representative for the Applicant**

Robert Bullington – Acting Zoning Officer

Andrew Buchsbaum, Architect - Representing the applicant, and the applicants, Nancy & Richard Steinberg, 20 Monument Ave.

The Village of Old Bennington Zoning Board of Adjustment was called to order by Chair Silver at 7:02 PM.

Chair Silver stated that the purpose of the hearing was to determine whether variances should be granted to the applicant permitting a deck on the property which would further increase the lot coverage ratio above the limit defined in the Village Zoning Bylaw and also violate the setback provision of the Bylaw.

Chair Silver then noted that the members had been provided with drawings of the new deck approved by the Planning Commission, an email from the Acting Zoning Officer noting the degree of the proposed variances required and that the current high level of lot coverage is grandfathered, and a statement from the Planning Commission recommending approval of the variances. Members acknowledged that they had reviewed these documents along with additional material.

Andrew Buchsbaum provided a brief overview of the rationale and some particulars of the project. In response to a question from Chair Silver, Mr. Buchsbaum stated that the deck would not be visible from the street.

Using Zoom document sharing, Chair Silver presented a picture of the back of the Steinberg house before construction and letters from the only neighbors who will be able to see the deck indicating their approval of the project.

Chair Silver then summarized the reasons for approval citing that the project does not affect the historic character of the Village since it can’t be seen from the street, the neighbors recommend approval, and the Planning Commission also recommends approval of the variances. There being no objection, Chair Silver made the motion to approve the requested variances and Anthony Mazzola seconded the motion; all in favor, unanimous.

Chair Silver then made a motion to approve the minutes of the previous meeting and Pricilla Bradshaw seconded the motion: all in favor, unanimous.

The meeting was adjourned at 7:08 PM.

Robert Bullington

Acting Secretary

Zoning Board of Adjustment