VILLAGE OF OLD BENNINGTON

PLANNING COMMISSION

DESIGN REVIEW

In re: Stephen and Evelene Lakis 16 Walloomsac Road

Permit #25-10

New in ground pool and surrounding patio area.

The application was received on 5.25.25. 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 June 9, 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 Ponessi

Hearing opened at 7:10 PM.

Mr. Metcalf presented an application for pool and patio. This is a separate application from the ongoing permitted work.

Mr. Jones asked if the patio was a replacement in kind and Mr. Metcalf responded yes. Mr. Ponvert asked about drainage. Mr. Metcalf stated that some new drains are being put in. The pool needs a drain to daylight. The patio will be sloped 3% away from the pool. Mr. Jones asked where is daylight on the property. Mr. Metcalf responded that the pool is 150 yards from the rear property line and no drywells will be installed. They are not looking to change grade.

Mr. Scheetz questioned planned screening to prevent view from the street. Property owners have engaged Ron Pembroke to design appropriate screening. Mr. Ponessi asked how far below street level the pool was. Mr. Metcalf responded about 40 inches. In response to a question by Mr. Ponessi, Mr. Jones stated one of his concerns was how the runoff would be addressed. Mr. Ponvert then continued discussion on drainage. Mr. Ponvert and Megan Schwarzkopf expressed concern over the proximity of State wetlands and drainage.

Mr. Metcalf stated that there was a significant distance to the State wetlands and runoff would be absorbed over the property. Mr. Ponessi reported that the State requires a 50ft buffer around the wetlands and noted the significant distance of this project to the wetlands. Mr. Ponessi also noted that no State Storm Water permit would be needed for the project as the total square footage of the project and main house is below the statutory requirement.

Mr. Scheetz asked Mr. Jones if he had additional questions or comments. Mr. Jones asked if there was any undisclosed reason for some of the new drainage systems. Mr. Metcalf stated no, it was just for surface drain off.

Motion to close the hearing at 7:38PM by Mr. Ponessi, seconded by Mr. Ponvert. Motion passes 3-0-0.

FINDINGS

The Planning Commission finds that the proposed use complies with the Design Review standards of the Village of Old Bennington Bylaws.

DECISION

* Mr. Sheetz makes motion to approve application for 16 Walloomsac Road as submitted with the following conditions:

1. Subject to certification that property owner will obtain State permits if encroachment on State wetlands or buffers.
2. Pool equipment and HVAC units be placed behind house or garage and not visible from the street.

Motion seconded by Mr. Ponessi. Motion passes 3-0-0.

dk