Village of Old Bennington

Minutes of the Planning Commission Meeting

September 8, 2025

*zoom recording link attached below*

***DRAFT COPY***

September 8, 2025

Members Present: Brian Scheetz Renny Ponvert (7pm), Chris Ponessi, Elizabeth Warner via zoom

Others Present:

1. Call to Order at 6:07PM
2. Changes/Updates to the Agenda - none
3. Approval of minutes 8.11.25 – Motion to approve by Mr. Ponessi, seconded by Ms. Warner. Motion passes 3-0-0
4. Citizen comments not related to Agenda – None
5. BCRC presentation of Old Bennington Village Plan – Community Engagement Plan. Samantha Page and Callie Fishburn of the Bennington County Regional Commission reviewed proposal for strategy in developing a new Town plan for Old Bennington. The complete Power Point presentation can be found on the Town webpage and in the zoom link for this meeting. Activities planned include a Village Walking Tour for October 25 from 10-12, a community visioning meeting to be held at Monument School or the Barn, activity cards and survey, and a student engagement activity.
6. 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 constructing 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.

Motion to close hearing at 7:12 PM by Mr. Ponessi, seconded by Mr. Ponvert. Motion passes 4-0-0.

1. Design Review Hearing 11 West Road. Mr. Randel presented site plans, setbacks, and design drawings of gazebo.

Mrs. Schwarzkopf questioned the location given the nearby wetlands.

Mr. Ponessi in reviewing wetlands mapping, stated that the gazebo would be more than the 50 ft setback from the wetlands and the area was previously disturbed by the tennis court.

Mrs. Schwarzkopf asked about any lighting to be installed. Mr. Randel stated none was planned. Motion to close hearing at 7:20PM by Mr. Ponvert, seconded by Mr. Ponessi. Motion passes 4-0-0.

1. Design Review Hearing 43 Monument.

Mr. Zotto presented full description of installation and location on property.

Board members did not have any questions.

Ms. Schwarzkopf asked about required screening. Mr. Scheetz replied that updated bylaws

are silent on screening solar projects because of State law. If the new installation would

block an existing view then there may be a remedy, but that is not the case here. Motion to

close hearing by Mr. Ponessi, seconded by Mr. Ponvert. Motion passes, meeting

closed at 7:30PM.

1. Motion to enter deliberative session by Mr. Ponessi, seconded by Mr.Ponvert. Motion passes 4-0-0
2. Motion to return to regular session at 7:40hrs by Mr. Ponessi, seconded by Mr. Ponvert. Motion passes 4-0-0
3. Motion by Mr. Scheetz to approve application from Mark Zotto for 43 Monument Ave as submitted. Second, by Mr. Ponessi. Motion passes 4-0-0
4. Motion by Mr. Scheetz to approve application by Johnny Randel for 11 West Road as submitted. Second, by Mr. Ponessi. Motion passes 4-0-0
5. 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. Second, by Mr. Ponessi. Motion passes 4-0-0
6. Old Business- Mr. Scheetz will check on status of proposed STR ordinance with Trustees. Mr. Kiernan will arrange a meeting with Monument School officials and Mr. Ponvert to discuss recent tree removals
7. Adjournment - Motion to adjourn by Mr. Scheetzat 7:47PM, seconded by Mr. Ponessi. Motion passes 4-0-0.

ZOOM

https://zoom.us/rec/share/m5Z7Ftu8r1wfF4bSJHBefXhVs1Cr5SbFrXkSoskk034h\_kyin5101tqkLNyoIg-M.9V1h\_CuqyndrUQcA?from=hub

Passcode: 4^5CpZAK