VILLAGE OF OLD BENNINGTON

PLANNING COMMISSION

DESIGN REVIEW

In re: Casey Sunderland 3 Seminary Road

Permit #25-04

Bell tower addition, removal of south facing dormer, replacement of existing asphalt roof, replacement of shutters, replacement of triple track storm windows, change of exterior siding, trim, door, shutter color. Pea gravel parking area and pea gravel terrace. Barn structure aesthetic upgrades and small storage addition.

The application was received on 4.4.25. A copy of the application and supporting documents available on request from Zoning Administrator at [obzoning@gmail.com](mailto:obzoning@gmail.com).

Abutters notified by applicant via USPS certified mail.

The application was considered by the Planning Commission at a public hearing on May 12, 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
* Carl Feltz via zoom
* Chris Ponessi
* Liz Warner

Interested Persons Record and service List

* Morris Katra
* Rafe Churchill
* Casey Sunderland

Hearing opened at 7:03PM.

Mr. Scheetz noted that members had received application package and asked applicants for a summary.

Mr. Sunderland described different aspects of the project.

The original structure included a steeple. A new steeple will be added in proportion to style and scale that was there.

The dormer on the southside, which had been added on, will be removed.

Mr. Sunderland stated that a common thread in the project is to preserve the structure and return it to what it was at one point in time.

The roof will be replaced with architectural shingles. The shutters will also be replaced.

The driveway which is in disrepair will be replaced with pea gravel with a parking area oriented facing the home entrance.

Mr. Ponvert asked if the applicants were aware of any objections to the project. The applicants stated no. Mr. Ponvert asked about window AC units visible in some of the pictures. Mr. Sunderland stated that a HVAC system would be installed.

Ms. Warner and Mr. Ponessi asked about the driveway. Mr. Scheetz stated that the site plan showed proper setbacks and the drive does not exceed allowable coverage. It is comparable to any other large residential drive.

Mr. Katra (neighboring property owner) commented that it was a high-quality application and complemented Rafe on answering questions when they spoke. He did not object to the project.

Hearing closed at 7:28PM

FINDINGS

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

DECISION

A motion by Mr. Ponvert to approve application for 3 Seminary Road as submitted. Second by Mr. Ponessi. Motion passes 5-0-0.

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