VILLAGE OF OLD BENNINGTON

PLANNING COMMISSION

DESIGN REVIEW HEARING

In re: Mark Zotto 43 Monument Ave

Permit #25-11

Replace N/W entrance landing (composite decking’s), and the W & S entrance landings (unpainted pressure treated wood) with natural, quarry stone.

Fencing to keep dogs in. New stone bench or table to complement existing.

The application was received on 5.21.25. 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

1. Design Review Hearing 43 Monument Ave- Hearing opened at 7:40PM. Mr. Zotto presented descriptions and pictures of projects including replacement of entrance steps to three doorways of the house, fencing installation, and stone bench. Mr. Zotto explained that he went ahead with installing the fence before having a permit to address an allegation that his dogs had left the property and was in contact with a neighboring child. All fencing is permanent.

Board members did not have any questions.

Ms. Schwarzkopf stated that the fence was visible from the garage back along the north side. Mr. Ponvert asked if Mr. Zotto would consider a different type of fence along the northside. He stated no, he had spent $1200 installing that fence. Ms. Schwarzkopf asked if that fence was going to keep his dogs in. Mr. Scheetz stated that the dog issue is not one the Planning Commission can address.

Mr. Scheetz asked Ms. Schwarzkopf if her concern was about the aesthetic of the fence or the permitting process. Ms Schwarzkopf stated that it was not about style, but more about securing animals. Mr. Jones asked what the bylaws stated about fencing materials. Mr. Scheetz stated that metal was an approved material. Motion to close hearing at 8:01PM by Mr. Ponessi, second 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

Motion by Mr. Scheetz to approve application from Mark Zotto for 43 Monument Ave as submitted. Seconded by Mr. Ponvert. Motion passes 3-0-0

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