



May 1st, 2024

Members Present: Craig Powers (Chair), Donald Brodie (Vice-Chair), Jack Morris, Orland Campbell

Members Absent: Andrew Cairns

Others Present: Curan VanDerWielen (Zoning Administrator), Scott Swinarton

Call to Order: 10:00 AM by Powers.

Changes to Agenda: None.

Motion: To approve minutes of the Regular Meeting of the Development Review Board (DRB) Wednesday, March 6th, 2024.

Motion made by Brodie. Motion seconded by Morris.

Motion approved unanimously.

Zoning Permit Applications:

1. Permit No. 2024-03
 - a. 139 Prospect Street, Scott Swinarton for Alicyn Campbell
 - i. Alteration – Replacement of windows, roofing material

Permit application No. 2024-03 regards the alteration of the West and North elevations of the main structure at 139 Prospect Street. On April 11th, 2024, unpermitted land development was observed by the Zoning Administrative Officer (ZAO) at the address and notice was given to the property owner. The matter was addressed quickly, and the permit application was filed by the property owner for the items mentioned above. In correspondence between the ZAO and the applicant, it became apparent that the project would continue to ‘evolve’ over time, and amendments to any permit would likely need to be filed later in the year.

Powers introduced the application, noting the history of the application, purpose, and the applicant. Powers then opened the floor to Swinarton. Swinarton introduced the history of the property relative to the property owner, Alicyn Campbell. Campbell had bought the property in 2022 and some interior renovation work had begun earlier this year by Swinarton. Various issues were gradually identified with the electrical systems, insulation, chimneys, roofing, siding, and various fixtures including several doors and windows. A short discussion ensued regarding the nature of the electrical and insulation issues. Swinarton stated that the permit was intended to cover the replacement of a handful of windows along the West and North elevations, a pair of French doors on the West elevation, and a change in roofing material as part of ongoing repairs. Swinarton also noted the intent to remove a pool house and trellis elsewhere on the property.

Swinarton having finished his presentation, Powers opened the floor to questions. No questions were asked by members of the Board.

Motion: To approve permit No. 2024-03 as submitted.

Motion made by Campbell. Motion seconded by Morris.

Motion approved unanimously.

Other Business:

Powers asked VanDerWielen for an update about the permitting pipeline. VanDerWielen responded that the year continued to be relatively quiet, and provided brief updates on several permitting inquiries he had received in recent months. A short discussion ensued regarding the status of 57 Taconic Road and the ‘Monarch on Main’ projects.



VanDerWielen also gave a brief update on the current work of the Planning Commission, reminding members of the Board that additional changes to the Zoning Bylaws were anticipated for the end of the calendar year, corresponding to ongoing work with Bennington County Regional Commission (BCRC) on the Bylaw Modernization project.

Motion: to adjourn.

Motion made by Brodie. Motion seconded by Campbell.

Motion approved unanimously.

Adjournment: 10:20 AM.

The next regular meeting of the Development Review Board will be held at 10:00 AM on Wednesday, April 3rd, 2024.

Respectfully submitted,

Curan VanDerWielen
Zoning Administrative Officer

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