

TOWN OF BENNINGTON
ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting- October 18, 2021
Draft

Present Melissa Clark, Chairperson
 Sam Cohen, Vice Chairperson
 Robert Christian
 Christopher Maple
 Jeffrey Rose, Alternate

Guests John Kendall, Code Enforcement Officer
 Ryan Vergato, son of applicant
 Sarah Fenton
 Kyle Fenton

Chairperson Clark called the meeting to order at 7:00 p.m.

The minutes of the June 21, 2021 meeting were reviewed and accepted as written.

Robert Christian made a motion to accept Jeffrey Rose as a voting member for the meeting. Sam Cohen seconded the motion and all were in favor.

Chairperson Clark opened the Public Hearing for a variance for the property located at 4 South Bennington Road, further identified as Map 7, Lot 31. Mr. Vergato was asked to speak on behalf of his father, the applicant. Mr. Vergato stated that he did not understand what the issue was. The addition that the variance request is for has already been built. A building permit had been approved for the building to be re-modeled and as there is an old stone foundation on the property the owner felt that it was alright to build the addition. The Code Enforcement Officer noted that the foundation was gone. If a structure is not rebuilt within a year a permit will need to be applied for. The Zoning Ordinance states that you cannot expand a non-conforming house. It was noted that the barn has been removed for more than a year and will require an application for a variance.

The Board reviewed the application for a variance. It was noted that it would be in the best interest of the applicant to re-write the application as the applicant did not seem to understand the questions. The Code Enforcement Officer noted that a lot of work has gone into getting the applicant to do the application. The Board was in agreement that Ryan Vergato could make the

needed changes to the application as he is co-owner of the property. The points of the variance application were reviewed as amended. It was noted that the addition meets with the required setback for the village district. Chairperson Clark made a motion to grant the variance as amended. Robert Christian seconded the motion and all were in favor. The variance was granted. Mr. Vergato was given an application for a variance to be used if he is planning on replacing the barn that was removed.

As there was no other business at hand, the meeting was adjourned at 7:56 p.m.

Respectfully Submitted by

Debra Belcher
Zoning Board of Adjustment Recording Secretary