

M E E T I N G N O T I C E

BENNINGTON SELECT BOARD

Monday, June 12, 2023

Bennington Fire Facility

Multi-Purpose Room - 3rd Floor

130 River Street

Bennington, Vermont 05201

A G E N D A

6:00 PM

1. Pledge of Allegiance
2. Vision Statement
3. Consent Agenda 6:00 PM - 6:05 PM
 - A. Minutes of May 22 and May 30, 2023
 - B. Warrants
 - C. Licenses
4. Public Comment 6:05 PM - 6:20 PM
5. Chelsea Solar Discussion 6:20 PM - 7:00 PM
6. State Motel Voucher Program Expiration 7:00 PM - 7:30 PM
7. Implementing the Town Vision 7:30 PM - 7:35 PM
8. Staff Update 7:35 PM - 7:45 PM
 - Village Cemetery Repairs
9. Appointment to Boards and Commissions 7:45 PM - 7:50 PM
10. Manager's Report 7:50 PM - 7:55 PM
11. Upcoming Agendas 7:55 PM - 8:00 PM
12. Other Business 8:00 PM - 8:05 PM
13. Executive Session
 - A. Legal Matter

We endeavor to host inclusive, accessible events that enable all individuals to engage and participate fully. To request an accommodation or for inquiries about accessibility, please contact Paul Dansereau, Facilities Director:
pdansereau@benningtonvt.org or call 802-447-9715.

1 **BENNINGTON SELECT BOARD MEETING**

2 **130 RIVER STREET**

3 **BENNINGTON, VERMONT 05201**

4 **MAY 22, 2023**

5 **MINUTES**

6 **SELECT BOARD MEMBERS PRESENT:** Jeannie Jenkins-Chair; Tom Haley-Vice Chair; Jeanne
7 Conner; Ed Woods; Gary Corey; Jim Carroll; and Sarah Perrin.

8 **SELECT BOARD MEMBERS ABSENT:** None.

9 **ALSO PRESENT:** Stuart Hurd-Town Manager; Dan Monks-Assistant Town Manager; Shannon
10 Barsotti-Community Development Director; Jonah Spivak-Communications Coordinator; Jenn
11 Conley-VHB; Jenny Dewar-BBC; Mike Bethel; Zak and Jon Hale; Bill Camarda and 6 Emergency
12 Medical Staff-Bennington Rescue Squad; Sam Restino; Eric Postel; Debbie Mann; Mark Anders;
13 15 citizens; Jim Therrien-Bennington Banner; Josh Boucher-CAT-TV; and Nancy H. Lively-
14 Secretary.

15 At 6:05pm, Chair Jeannie Jenkins called the meeting to order.

16 *Jim Carroll moved and Gary Corey seconded to move Agenda Item #3C. Rescue Squad*
17 *Proclamation to Agenda Item #2A. Rescue Squad Proclamation. The motion carried*
18 *unanimously.*

19 **1. PLEDGE OF ALLEGIANCE**

20 The Pledge of Allegiance was recited.

21 **2. VISION STATEMENT**

22 Mr. Haley read the Town's Vision Statement that was adopted by the Select Board on
23 August 24, 2020:

24 "Bennington is a welcoming, engaged, inclusive, resilient community where everyone
25 regardless of identity shares in our vitality and benefits from an outstanding quality of life."

26 **2A. RESCUE SQUAD PROCLAMATION**

27 Mr. Haley read the Town of Bennington Proclamation Emergency Medical Services
28 Week, May 21-27, 2023, in celebration of the Bennington Rescue Squad's 60th Anniversary.

29 Bill Camarda, Bennington Rescue Squad Executive Director, thanked their 28 employees
30 for their service and advised every one of the Save-A-Life event on May 25th (registration on
31 their website is necessary) and the Crew and Partnership Awards on May 26th at the Rescue
32 Squad station at 2:00pm.

33 **3. CONSENT AGENDA**

34 **A. MINUTES OF MAY 8 AND MAY 15, 2023**

35 **B. WARRANTS**

36 **C. RESCUE SQUAD PROCLAMATION (MOVED TO AGENDA ITEM #2A ABOVE)**

37 **D. LICENSES**

38 *Jim Carroll moved and Ed Woods seconded to approve the Consent Agenda amended*
39 *as follows:*

40 *May 15, 2023 Minutes, Lines 45 and 46, Change “spade” to “spay”*

41 *May 15, 2023 Minutes, Line 99, Change “Core” to “Gore”*

42 Ms. Conner asked if the license for Tobacco Substitute Endorsement was for
43 vaping, and Mr. Hurd did not know.

44 *The motion carried unanimously.*

45 **4. PUBLIC COMMENT**

46 The following Public Comment Practices to make the experience for all involved a
47 productive and informative use of the Public Comment period at Select Board meetings was
48 placed on the podium for those that wish to make Public Comments to reference:

49 1. Public Comment is to allow residents an opportunity to share information or make
50 announcements that benefit the community at large.

51 2. The topic should not be related to an agenda item. If a member of the public wants to
52 comment on an agenda item they can do so during the discussion of that item.

53 3. Comments should be 3 minutes or less.

54 4. You are required to state your real name and town of residence.

55 5. Sharing comments, announcements and concerns are encouraged rather than asking
56 questions. Public Comment is not a time for discussion. If you have specific questions it is best
57 to call the Town Manager to get a full explanation and accurate information.

58 6. If the topic requires much discussion the item will be considered as an agenda item at a
59 future meeting.

60 _____
61 Jenny Dewar-BBC: Announced the following events -

- Mayfest, May 27, 2023 - over 100 vendors with 6 vendors aged 13 or under. Thank you to those that have volunteered.
- Thursday Nite Live - will start on June 1, 2023.
- Townwide Tag Sale, July 22, 2023 - applications are out.
- Hemmings Cruise Ins, 3rd Thursdays of the month - 4 more coming.
- WTEN did their live broadcast in Bennington on May 19, 2023 - their first downtown feature in Vermont.

Sam Restino: 1. Organized a candle vigil on May 9th in recognition of National Fentanyl Awareness Day and was disappointed in the poor attendance. 2. Attended the BCRC meeting where Health and Equity was the main topic. 3. We are an Appalachian Trail Community and there is a meeting at the Fire House on May 23rd at 6:00pm or 6:30pm. 4. Memorial Day is May 29th and he assumes there will be a parade but hasn't seen any notification of it yet. On May 27th work on the cemetery is scheduled. 5. Is disheartened that the Farmers Market is moving to Pownal. 6. There should be more discussion on packet items in the packet. 7. We've had a good week with the Cruise In and WTEN coverage.

Mike Bethel: 1. Would like to see some advertising money go toward ads in the Banner for our town businesses to encourage more foot traffic and shopping in the Downtown. 2. Supports what is happening at the Benn Hi with a mindful eye to the budget to maintain it once it's complete.

5. ROUNABOUT PRESENTATION

Jenn Conley, VHB Project Manager, did the following presentation:

- The Roundabout project needs the support of VTRANS, the BCRC, and the Town.
- The purpose of the project is to safely and efficiently enhance all modes of traffic - including bicycles and pedestrians, and to make this an aesthetically appealing gateway to Bennington.
- We need to approve the need and then what the next steps are.
- The three intersections recommended for a roundabout are:
 - ✓ Kocher Drive and Route 7
 - ✓ Benmont Avenue and Northside Drive
 - ✓ Orchard Road and Hicks Avenue
- Two of the three intersections proposed by the BCRC for a roundabout are targeted as high crash intersections and the other is a high crash segment.
- Roundabouts can accommodate the traffic at the three locations and the decision still needs to be made as to a single lane or double lane roundabout.
- Roundabouts reduce the amount of pavement which improves the aesthetics, slows traffic improving safety, reduces vehicle idling to improve the environment, and pedestrians only cross one lane at a time which enhances their safety, as well.

- 99 • The roundabout that affects businesses and private property will need curb cut
100 consideration.
- 101 • The cost of an underpass walkway is very high and pedestrians are sometimes hesitant
102 to use it.
- 103 • There will need to be a transition of speed for vehicles on Route 7 prior to the
104 roundabout.

105 *Board comments/questions answered by Ms. Conley:*

106 Ms. Conner: Confirmed that crashes at a roundabout are less severe because of the reduced
107 speed. Yes.

108 Ms. Conner: Corrected the reference to Route 289 to Route 279.

109 Ms. Conner: Requested a description of the underpass. *Sloping from the pathway into the*
110 *tunnel helps to make it more of a transition and something that was suggested in the 2002*
111 *study. However, it is expensive and an evaluation of the number of people that would use it*
112 *would need to be done before going forward with it.*

113 Ms. Conner: Your speed is reduced entering a roundabout so is it also reduced exiting? Yes.

114 Ms. Perrin: Is having trouble picturing the speed transition. *Remember that Route 7 has a right*
115 *hand lane that would be dropped prior to the roundabout and be redesigned to make it*
116 *narrower. A lot of pavement encourages drivers to go faster.*

117 Mr. Hurd: Plantings may also be calming at this particular location. *Yes, anything vertical will*
118 *slow you down so that would be a design decision as the project moves forward.*

119 Mr. Corey: Will slowing people down create a backup of traffic? *The decision would have to be*
120 *made with a concern for future traffic as to a single lane or double lane roundabout.*

121 Mr. Corey: How do roundabouts work for pedestrians and cyclists? *Pedestrians only cross one*
122 *lane at a time so that enhances their safety, and bicycles can either merge into 25mph traffic*
123 *instead of 50mph traffic or cross as a pedestrian. Either option is safer for the cyclist.*

124 Mr. Corey: Is this State funded? *The anticipation is that this project will continue to be*
125 *evaluated by VTRANS if it receives an overwhelming endorsement by the Town and be a VTRANS*
126 *funded project.*

127 *Public comments/questions answered by Ms. Conley:*

128 Eric Postel: As a motorists he loves the Walmart roundabout, but as a bicyclist, the lanes are too
129 narrow for a bicyclist to ride along side of a car. The two solutions are to widen the lanes or
130 have signage to tell motorists that bicyclists will be taking the lane. Planning for bicycles is a
131 large part of planning for the future.

132 Sam Restino: Is against putting the roundabouts at these intersections.

133 Debbie Mann: Questioned the number of crashes since that information is 7 years old. VTRANS
134 *stopped tracking the crashes several years ago, however, if they were a high crash site then they*
135 *probably still are because the geometric conditions are what drives the crashes.*

136 Debbie Mann: With more businesses and traffic, will the roundabouts better handle that than
137 the lights? *All scenarios will be studied in the scoping of the area and its trends.* And, how is it
138 determined what intersection is assessed the cause of a crash? *The intersections influence area*
139 *and segments are evaluated.*

140 Mark Anders-BCRC: Will we be getting more details on the underpass, such as how long it will
141 be, how expensive, etc. because high school and middle school students would be using it
142 frequently? *Unfortunately, I don't have those details at this time, however, these will be made*
143 *available during the advanced scoping if the Select Board wishes.*

144 ***Ed Woods moved and Gary Corey seconded that there is a need for the Roundabout***
145 ***Project as presented to enhance the safety, efficiency, and aesthetics at the three***
146 ***intersections indicated. The motion carried unanimously.***

147 ***Jim Carroll moved and Ed Woods seconded to move forward with the Three***
148 ***Roundabouts from Kocher Drive to Hicks Avenue as presented. The motion carried***
149 ***unanimously.***

150 ***Ed Woods moved and Gary Corey seconded for VTRANS to continue to gather the***
151 ***details on the underpass. The motion carried unanimously.***

152 **6. BENN HIGH UPDATE**

153 Mr. Monks and Ms. Barsotti explained that they are looking for the Board to authorize
154 the Town Manager and Staff to negotiate a Development Agreement with Hale Resources on
155 the terms we've outlined during the last meeting, as well as, this meeting.

156 The Summary of the Project is as follows:

- 157 ➤ The Benn High building is ~100,000 square feet on 2.2 acres.
- 158 ➤ The Towns Space is ~27,000 square feet with 14,000 square feet for the Senior Center
159 and Meals on Wheels and ~13,000 square feet for the gym space, exercise activity, and
160 changing rooms.
- 161 ➤ Residential Space is ~70,000 square feet for 22 market rate apartments, 15 affordable
162 housing apartments, and a child care center.
- 163 ➤ Office Space ~3,000 square feet along Pleasant Street.
- 164 ➤ All renovations will be within the guidelines of the National Historic Registry which will
165 also generate tax credits.
- 166 ➤ The property is currently owned by Chris Gilbert and the Town has taken control of the
167 building with a long term lease/purchase agreement which can be assigned to Hale
168 Resources.

- Hale Resources, or an affiliate, will own the property.
- The Town will lease from Hale Resources and sub-lease to Meals on Wheels.
- Hale Resources will be responsible for attaining the funding for the entire building site including the Town's space per specifications.
- The whole project cost ~\$28M and the construction of the Town's space is ~\$8M.
- The Town has committed up to \$2M for its portion of the building and predevelopment costs of ~\$500,000 - all to be paid for from ARPA funds and will transfer the current Senior Center building to Chris Gilbert when the project is done.
- We will have a long term lease for our portion of the building at \$7.50/square foot, or ~\$200,000/year to be paid for from funding sources and savings without impacting the Town budget.
- Town maintenance costs will be ~\$80,000 to be paid for from savings on the YMCA contract reduction.
- The remaining \$400,000 in ARPA funds are targeted for a skate park.
- With Select Board approval to move forward with a Development Agreement with Hale Resources, we anticipate bringing that final product to the Board for approval on June 12th.
- The estimated property tax amount generated is ~\$60,000/year.

Public comments/questions answered by Jon Hale:

Sam Restino: How well would geothermal work for this project? *The drilling is down ~500 feet for water and/or sewer and there are no results yet to the engineers. We're trying to get ahead of mechanicals before we do construction documents. The water mentioned is below the ground water level.*

Jeanne Conner moved and Jim Carroll seconded to authorize staff to negotiate a Development Agreement with Hale Resources as presented. The motion carried unanimously.

7. IMPLEMENTING THE TOWN VISION

Ms. Jenkins stated that the interviews for Boards and Commissions were completed this evening. A slate for 16 open positions will be announced at the June 12th Select Board meeting.

Mr. Haley reported that CPARB had an excellent training session on May 20th and our Community Listening Session will be on June 29th.

8. MANAGER'S REPORT

Mr. Hurd did the following report:

The Water Resources FY24 Budget Review Work Session will be on June 5th at 5:00pm at the Fire Facility.

203 BBC Street Closure - *Jim Carroll moved and Ed Woods seconded to close Pleasant Street from*
204 *North to School Street on July 1, 2023 from 9:00am until 7:00pm for a Pop Up Shop. The*
205 *motion carried unanimously.*

206 Relocation Adjustment Order - *Ed Woods moved and Tom Haley seconded to authorize the*
207 *Town Manager to sign the Relocation/Adjustment Order to begin relocation of utilities for the*
208 *Bridge Replacement Project on Main Street near Miller's Toll.*

209 Mr. Corey asked how long the road would be closed, and Mr. Hurd answered the road
210 won't be closed to relocate utilities.

211 Sam Restino asked how long the road would be closed for bridge replacement, and Mr.
212 Hurd answered 30 days.

213 *The motion carried unanimously.*

214 Willow Park Playground - All major tasks are complete with a few small punch list items still to
215 be done.

216 County Street Sidewalk and Paving - This project will begin very soon. New sidewalk will be
217 constructed along the northerly side of County Street from Benmont Avenue to Depot Street
218 and will be widened on one side to 7-8' to North Street. New pavement will be added to
219 County Street to complete the project.

220 River Walk Update - This project involves widening the path and adding and improving lighting
221 along its entire length and allow the path to stretch across the Depot Street parking lot to
222 connect to the recently completed Rail Trail. It may start this June and carry over into July
223 before completion. Some of the Norway maples will be removed to allow for widening the path
224 and some trees between School and Park Street will also be removed for the lighting. However,
225 some trees may be able to be relocated in coordination with the Skate Park. Also, widening the
226 path may allow for higher bicycle speeds but it will be safer for the pedestrians.

227 **9. UPCOMING AGENDA**

228 June 12, 2023 - Chelsea Solar

229 June 12, 2023 - Benn High Project - potentially

230 June 12, 2023 - Boards and Commissions Slate

231 June 26, 2023 - BBC Budget

232 June 26, 2023 - Skate Park Conceptual Design

233 **10. OTHER BUSINESS**

234 Ms. Conner: Pointed out all of the upcoming events in Town - Mayfest, Thursday Nite Live, First
235 Fridays, and the Hemmings Cruise-Ins. There are things to do in Bennington.

236 **11. EXECUTIVE SESSION**

237 **A. LEGAL MATTER**

238 *At 7:35pm, Jim Carroll moved and Gary Corey seconded that the meeting was*
239 *adjourned finding that an Executive Session be held on a Legal Matter as premature public*
240 *knowledge would place a person involved in the subject matter at a substantial*
241 *disadvantage. No action will be taken when going back into Open Session. The motion*
242 *carried unanimously.*

243 Respectfully submitted,

244 Nancy H. Lively

245 Secretary

246

SELECT BOARD
MINUTES ADDENDUM
May 22, 2023


Present: Jeannie Jenkins, Chair, Tom Haley, V. Chair, Jim Carroll, Ed Woods, Jeanne Conner, and Gary Corey. Absent: Sarah Perrin.

The Board went into executive session at 4:30 pm for a personnel matter.

The Board came out of executive session at 5:59 pm. but took no action. There being no other business, the meeting adjourned to the regular meeting at 6:00 pm.

Following the regular meeting, the Board, now including Sarah Perrin, Stuart Hurd, Town Manager, and Assistant Manager Dan Monks went into executive session at 7:38 pm for a legal matter. The Board came out of executive session at 7:45 pm, took no action, and adjourned at 7:46 pm.

Respectfully submitted,



Stuart A. Hurd

**BENNINGTON SELECT BOARD SPECIAL MEETING
205 SOUTH STREET, BENNINGTON, VERMONT 05201**

MAY 30, 2023, at 8:00 a.m.

MINUTES

SELECT BOARD MEMBERS PRESENT: Jeannie Jenkins-Chair; Tom Haley-Vice Chair; Jeanne Conner; Ed Woods.

SELECT BOARD MEMBERS ABSENT: Jim Carroll, Gary Corey, Sarah Perrin.

ALSO PRESENT: Dan Monks-Assistant Town Manager; Shannon Barsotti-Community Development Director; Sam Restino; Eve

1. Northern Border Regional Commission Grant Resolution

Shannon Barsotti explained that she is preparing a grant application for the Northern Border Regional Commission Catalyst program for the Benn High Redevelopment Project. The grant application will seek \$1 million in funding for renovations of the recreation and childcare spaces in the Benn High building. A Municipal Resolution signed by the Bennington Select Board is required for the grant application, which is due on June 2nd. This resolution designates Stuart Hurd as the authorized individual for the Town of Bennington to apply for, accept, and expend grant funds from the Northern Border Regional Commission.

Tom Haley moved and Jeanne Conner seconded to have Jeannie Jenkins sign the Bennington Select Board Resolution for the Northern Border Regional Commission that designates Stuart Hurd as the Town's authorizing agent for NBRC grant funding. The motion carried with Jim Carroll, Gary Corey, and Sarah Perrin absent.

At 8:10 a.m. Ed Woods moved and Tom Haley seconded the adjournment of the meeting. The motion carried with Jim Carroll, Gary Corey, and Sarah Perrin absent.

Respectfully submitted,

Shannon Barsotti

Community Development Director

TOWN OF BENNINGTON

2023 LICENSE APPLICATIONS

2023 New 1st Class License

1. South Shire LLC, 124 Elm Street
Owners: Joseph Polito, Rahul Kaushik

2023 1st Class Renewals

1. The Coffee Bar
2. Your Belly's Deli

2023 3rd Class Renewals

1. The Coffee Bar
2. Your Belly's Deli

**The Bennington Select Board hereby approves the above
2023 License Applications
Dated: June 12, 2023**

Jeannie Jenkins, Chair



Chelsea Solar Project

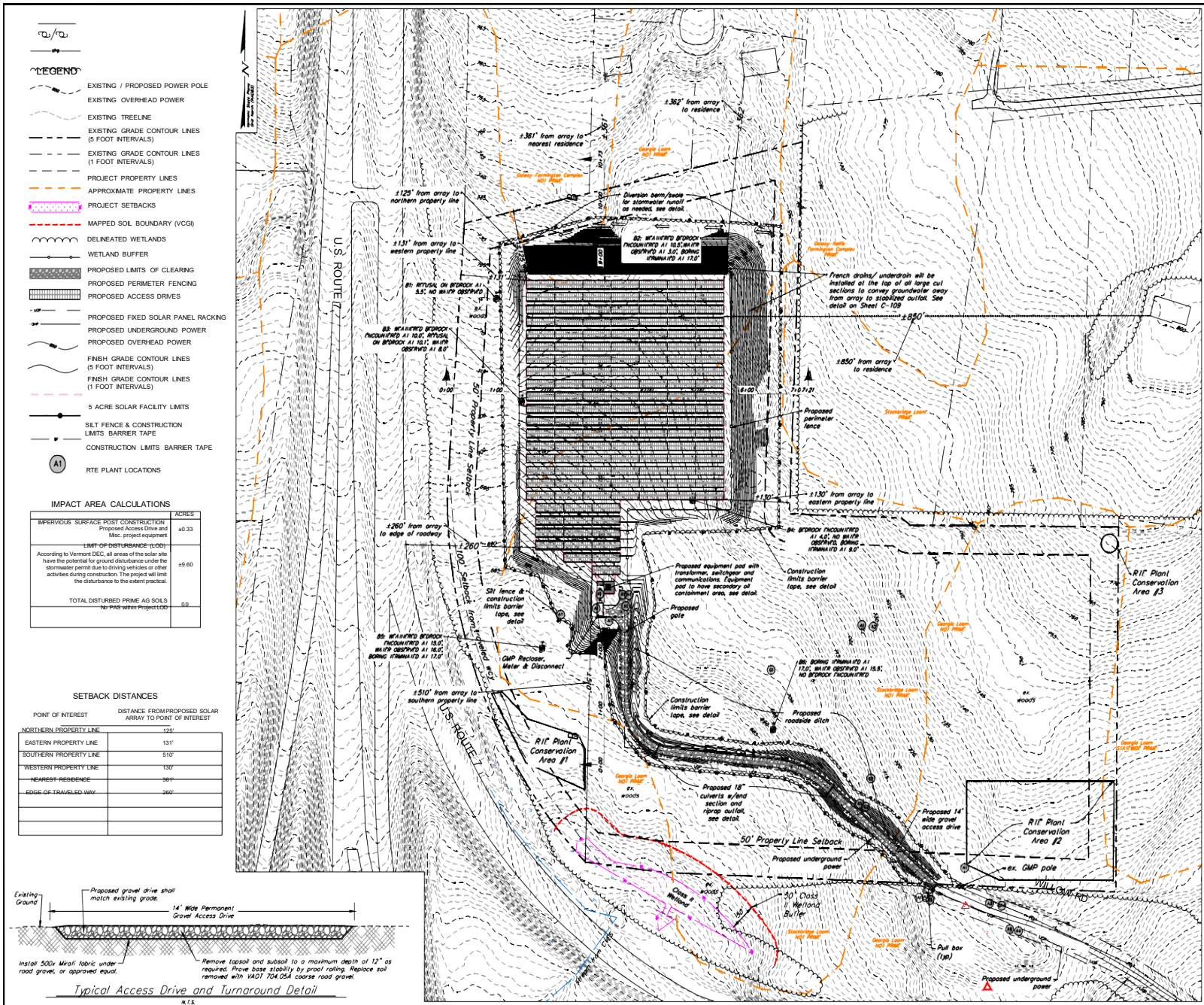
June 12, 2023 - Ecos Energy LLC

INTRODUCTION

- Rodney Galton, Senior Project Manager at Ecos Energy LLC.
- 2.0MW ground-mounted solar PV project located on a portion of a 27.3 acre parcel off of Willow Road in the Rural Conservation Zone.
- Clearing is 9.54 acres and the panels will take up less than 5 acres.
- Part of the Vermont Standard Offer program, the project will sell power to VEPP, Inc. for 25 years
- Low-Income Community Bonus Investment Tax Credit can be paid to the Town for this Project (\$425,000).

PROJECT AERIAL VIEW





CHELSEA SOLAR

Willow Road
Berrington, Vermont.



222 SOUTH 9TH STREET
SUITE 1600
MINNEAPOLIS, MN 55402



94 Main Street, Suite 201
Colchester, Vermont 05445
P: (802) 878-8375
www.krebslansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

SOURCE DATA/LEGEND
MAPPING SOURCE DATA USED FOR PLAN COMPILED

Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05445

Electrical Engineering:
ECOS Energy
222 South 9th Street
Minneapolis, MN 55402

Environmental:
CIEL, Inc.
321 River Road
Chorlton, New Hampshire 03603

0' 80' 160' 240'
0' 1" 2" 4" 6" 8"
STANDARD GRAPHIC SCALE (1" = 80')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

0' 80' 120'
0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
REDUCED GRAPHIC SCALE (1" = 120')
VALID WHEN PLOTTED ON 11" BY 17" MEDIA

Proposed 2.0 MW-AC Solar Array

REV	REVISIONS/COMMENTS	DATE
1	REVISED WETLANDS AND STREAMS	01/23/23
2	REVISED INTERCONNECTION DESIGN	04/07/23

Drawing Title:

SITE PLAN

EIR: all issue: 12/08/2022
Drawn by: JBC/JLM
Checked by: JBC
Project No.: 17272
Scale: 1" = 80'
Drawing No.:
Rev No.:

C-101

2

PROCEDURAL BACKGROUND

- The project was last before the PUC in Case No. 17-5024.
- The PUC in the Final Order in that case on January 2, 2019, held that the Project met all of the §248 criteria (including orderly development (b)(1) and aesthetics (b)(5)).
- However, the PUC determined that because the Project would share a portion of the newly built Green Mountain Power utility line extension with the planned Apple Hill solar facility, the two projects would be considered to be a “single plant”.
- The PUC then gave us two options in the Final Order, either (i) formally merge the two projects and seek authorization of a 4.0MW facility or (ii) demonstrate that the Project does not share infrastructure with the Apple Hill solar facility. We have elected option 2. That is why we are here.

HOW IS THIS PROJECT DIFFERENT THAN THE CHELSEA PROJECT PRESENTED IN 17-5024?

- On January 22, 2018, the Town of Bennington adopted the Bennington Town Plan Energy Amendment (the “Energy Amendment”) which introduced the concept of “preferred areas” for solar development in the Town.
- Areas with “proximity to existing hedgerows or other topographical features that naturally screen the entire proposed array” are specifically identified as “preferred areas”. Clearly, the intent of this provision is to include any site as “preferred” if the project is not visible because of the existing hedgerows or other topographical features.
- The Project is specifically designed to meet the criteria of a “preferred area”. The Project is naturally screened by the existing hedgerows **without alteration to the hedgerows.**
- Due to changes in solar module efficiency, the project footprint is now under 5 acres. That results in increased setbacks and substantial vegetation being retained which naturally screens the Project.

NO ADVERSE ENVIRONMENTAL IMPACTS

- Environmental Consultant has concluded that the project will not have an adverse effect on outstanding resources waters, water pollution and headwaters, floodways, streams, shorelines, wetlands, soil, rare and irreplaceable natural areas, rare threatened or endangered species, necessary wildlife habitat.
- The Project does not impact any primary agricultural soil.

NO ADVERSE EFFECTS ON THE HYDROLOGY OF THE AREA

- Based on the hydrologic evaluation and reports our hydrology consultant, there will be no significant impacts from the construction or operation of the proposed Chelsea Solar project on the hydrology or hydrogeology of the area, including on water supplies, groundwater, drainage, streams or wetlands.

NO ADVERSE AESTHETIC IMPACTS

- The PUC has already confirmed that the last version of this Project (Case No. 17-5024), which took up more space, satisfied the applicable statutory criteria regarding aesthetics (248(b)(5)) or orderly development (248(b)(1)).
- This Project is a smaller, more compact version of that previously held to satisfy this criteria.
- This Project is designed to meet the definition of “preferred area” under the Town Plan Energy Element.



SE Group POST-CONSTRUCTION Simulation from Golf Course



TJ Boyle POST-CONSTRUCTION Simulation From Welcome Center

QUALIFYING LOW-INCOME COMMUNITY BONUS INVESTMENT TAX CREDIT

- Recently, the IRS announced rules for the Low-Income Community bonus investment tax credit (the “ITC”). The bonus tax credit increases the investment credit by 10 percentage points. This bonus credit is limited to 1.8 gigawatts per calendar year and involves an application process, and only applies to projects of under 5 megawatts in size.
- The Chelsea/Apple Hill projects are located in a qualifying low-income community for the bonus ITC. We estimate the amount of that additional tax credit is around \$425,000 per project.
- In exchange for the Town’s support of the Projects before the PUC using the current standard offer power purchase agreements and receiving certificates of public good, we would pay upon commercial operation \$425,000 per project to the Town for the Town to use for its affordable housing efforts or as it otherwise sees fit.
- We would assume the risk of receiving the allocation from the IRS for the bonus Low-Income Community credit.

BENEFITS / IMPACTS CONTINUED

- Low/no burden on town services
- One-time payment of up to \$850,000 (see previous slide)
- Increased Tax Revenue For Bennington
- Naturally Screened
- No Noise
- No Waste
- Very Low Traffic
- No Lighting
- Low Impact
- Helps Bennington Meet Its 2025 Energy Goals

PLANNING COMMISSION RECOMMENDATION

- The PC found that “substantially altering” a forested site to create a new open field for solar was not contemplated by the Energy Amendment.
- However, the provision as written does not preclude alteration (whether substantial or otherwise) of the existing topography (which occurs with any solar development). The provision specifically reads: “existing hedgerows or other topographical features that naturally screen the entire array”. It is disjunctive, allowing the natural screening to occur either by the hedgerows or the topography.
- The Planning Commission is attempting to re-write the Energy Amendment to read: “existing hedgerows and other topographical features that naturally screen the entire array.” This change would have the undesired effect of precluding developers from incorporating any supplemental landscape mitigation or grading to limit offsite visibility for fear of losing the “preferred area” status. In addition to the “substantial alteration” test not being in the Energy Amendment, it is also vague and, therefore, unenforceable. Developers would have no way of determining what “substantial alteration” means.

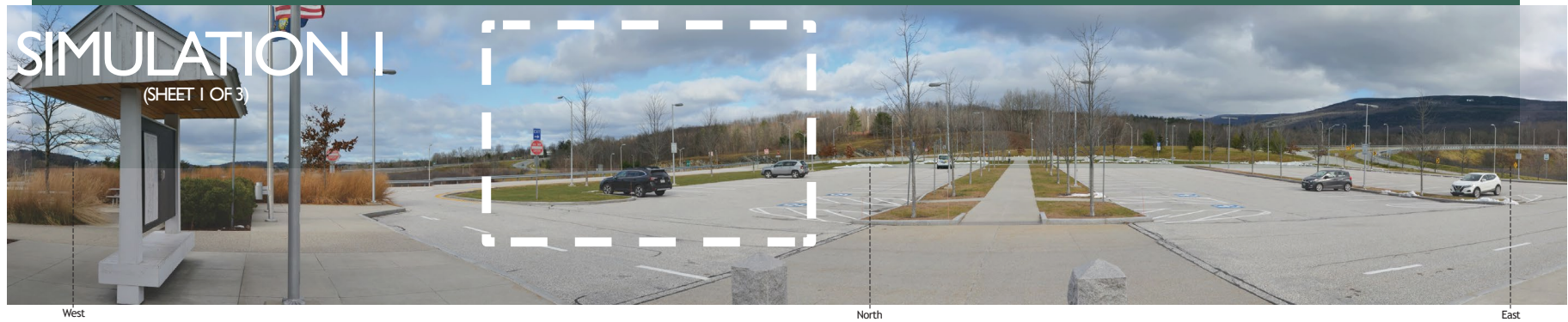
PLANNING COMMISSION RECOMMENDATION

- Nor does the provision as written say anything about whether a potential site is forested or not. Yet the Planning Commission is, again, seeking to re-write the Energy Amendment to include only existing fields as “preferred areas”. The Planning Commission’s view of forested sites is directly contrary to the Select Board’s decision regarding the Stark and Warner solar projects in Bennington, which were forested sites that received designation by the Select Board as “Preferred Areas”.
- If the Town wants to change the definition of “Preferred Area” as it is currently written, it has the ability to do so through the normal legislative process with respect to the Town Plan.

EVEN WITHOUT THE GRADING, THE SITE STILL QUALIFIES AS A PREFERRED SITE

- As demonstrated by the following visual simulations, even if the Project was to be built without the contemplated grading, the Project is still “naturally screened” and qualifies as a “Preferred Area”.
- The contemplated grading is an accommodation to the intervenors intended solely to eliminate any potential long-range views of the panels from the elevated locations of the Mt. Anthony Country Club golf course. The Project can be built without that level of grading if the Select Board prefers that.

CHelsea SOLAR: WELCOME CENTER - BENNINGTON, VT



Panoramic View

The image above is a +/- 180° Panoramic view from the Bennington Welcome Center, southeast of the Project, panning clockwise from the west. The white rectangle at the center of the photo represents the extent of the simulation photo. This panorama was digitally lightened.

General Information

Base Photography

Date: December 3, 2021

Time: 11:24 am

Image Size: 4,928 x 3,264 pixels

Camera Properties

Camera Make/Model: Nikon D7000

Sensor Dimensions: 23.6 mm x 15.6 mm

Lens Make/Model: Nikkor DX AF-S 35 mm

Lens Focal Length: 35 mm

35 mm Equivalent Focal Length: 52.5 mm

Approximate Angles of View:

37° wide and 25° high

Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Welcome Center - Bennington, VT

Latitude: 42.904001°

Longitude: -73.204298°

Viewpoint: 29

Viewpoint Elevation: 658 feet (Approx.)

Orientation: Looking northwest

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulations are based on the best information available in December 2021.

Sheet Information

Sheet 1

Information Sheet

Sheet 2

Existing Conditions

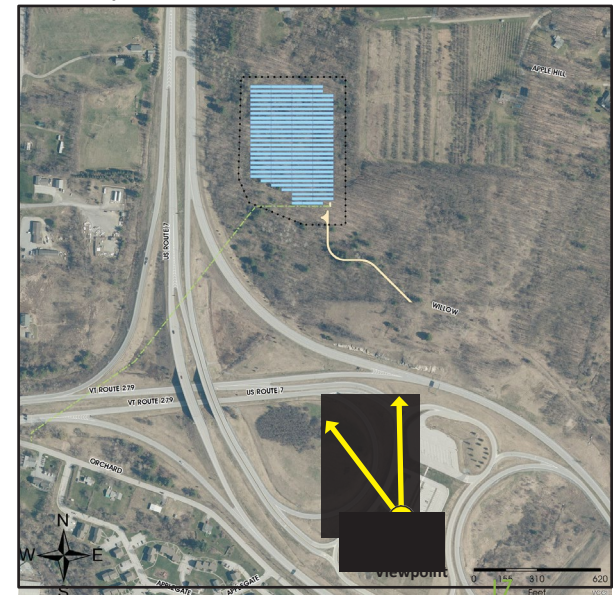
View looking directly towards the Project, as represented by the white rectangle in the panoramic view above.

Sheet 3

Simulated Conditions

Looking at the proposed solar array and associated vegetation clearing in the center of the photo.

Context Map



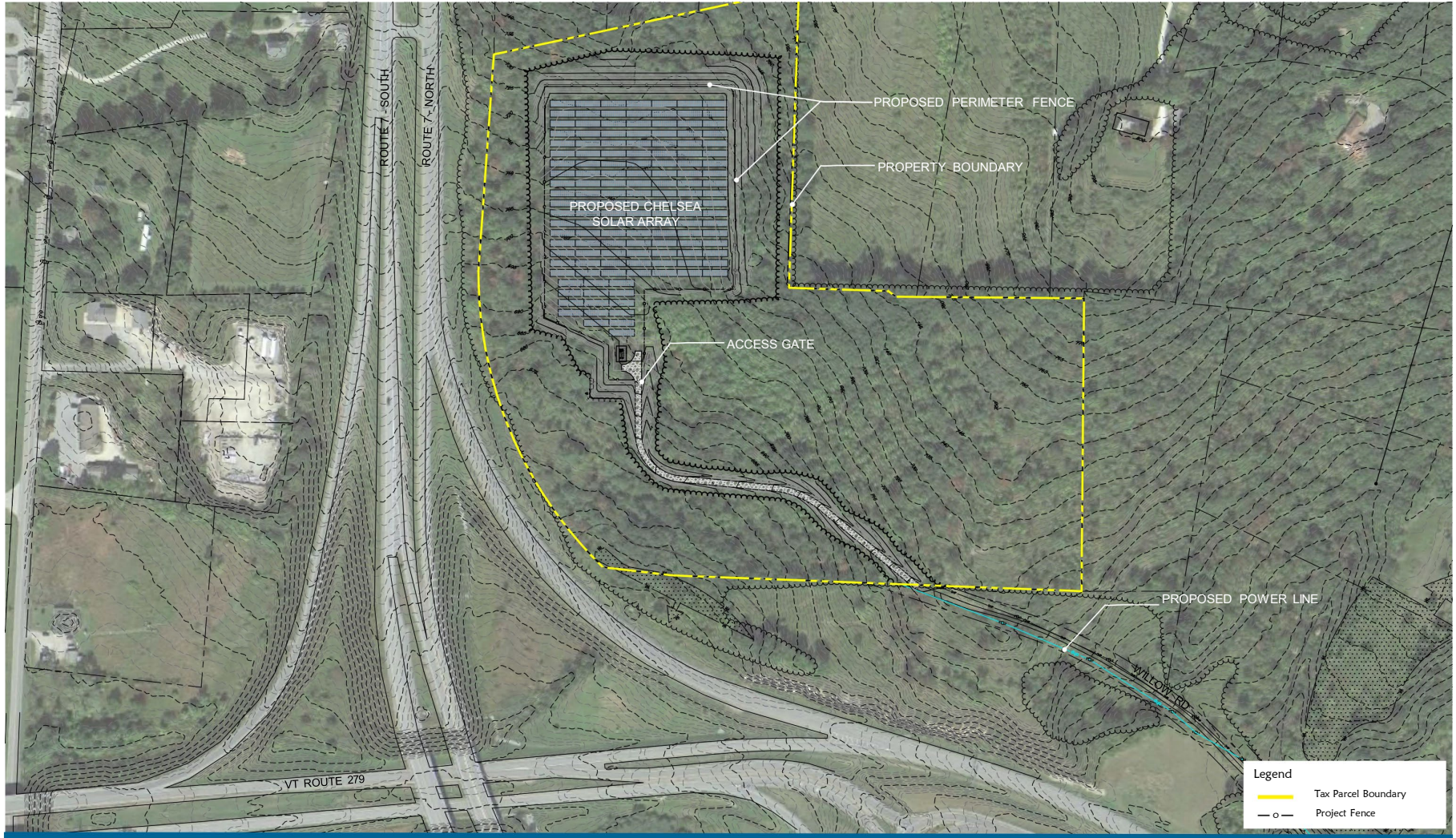
T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING





EVEN IF VTRANS WERE TO REMOVE THE VEGETATION FROM ITS PROPERTY, THE PROJECT IS STILL NATURALLY SCREENED

- One of the criticisms of the Planning Commission was that some of the screening was provided by vegetation that is not on our land so that we do not satisfy the local screening ordinance.
- First, the local screening ordinance and the Energy Amendment are two different things. The Energy Amendment does not say “naturally screened **by vegetation controlled by applicant.**” Again, the Planning Commission is attempting to rewrite the Energy Amendment.
- Second, although it is highly unlikely VTRANS would ever clear the vegetation to the south and west of the Project, even if VTRANS were to do so, the Project is still “naturally screened” by the substantial remaining vegetation as demonstrated by the following visual simulations.



Prepared By:

SE GROUP



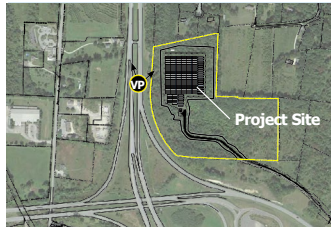
SCALE (ft)

0 100 200 300 400

Figure CS-01 | Chelsea Solar Project

SITE PLAN
21

CS-01



CONTEXT MAP

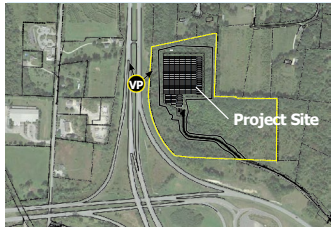


Prepared By:



Figure CS-2 | Chelsea Solar Project

EXISTING CONDITIONS 3D REPRESENTATION | Route 7 North (Eye Level)



CONTEXT MAP



VIEWPOINT INFORMATION

Viewpoint Elevation: 710 ft
 Latitude: 42° 54' 34.74"N
 Longitude: 73° 12' 29.25" W
 View Direction: NE
 Distance to Closest Panel: 230 ft
 Array Elevation: 712 ft

REFERENCE PHOTO

Date: 03/16/22
 Time: 2:45 pm
 Camera Make/Model: SONY SLT A-55V
 Lens Focal Length: 35mm
 35 mm Equivalent Focal Length: 52mm

Legend	
	Tax Parcel Boundary
	Project Fenceline
	Viewpoint

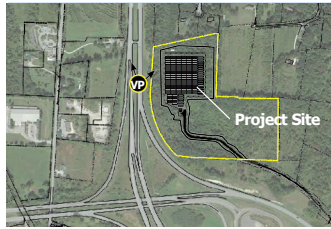
Notes: The site information depicted on this 3D perspective was provided by Eco's Energy. SE Group has used this information as part of its analysis of the project, but makes no warrants as to the accuracy of it. This material is provided for review purposes only.

Prepared By:

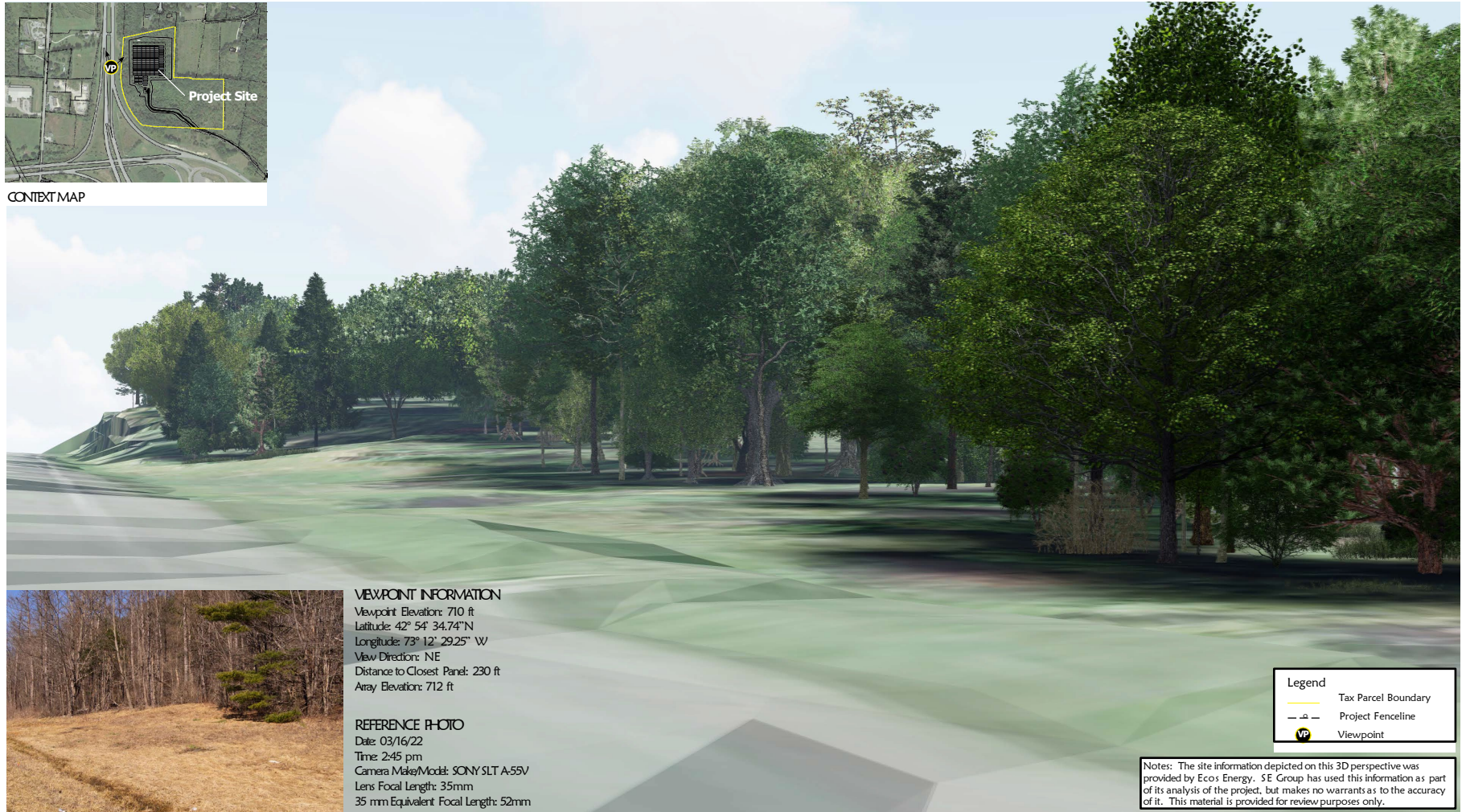


Figure CS-3 | Chelsea Solar Project

PROPOSED CONDITIONS 3D REPRESENTATION | Route 7 North - Summer (Eye Level)



CONTEXT MAP



VIEWPOINT INFORMATION

Viewpoint Elevation: 710 ft
 Latitude: 42° 54' 34.74"N
 Longitude: 73° 12' 29.25" W
 View Direction: NE
 Distance to Closest Panel: 230 ft
 Array Elevation: 712 ft

REFERENCE PHOTO

Date: 03/16/22
 Time: 2:45 pm
 Camera Make/Model: SONY SLT A-55V
 Lens Focal Length: 35mm
 35 mm Equivalent Focal Length: 52mm

Legend

- Tax Parcel Boundary
- Project Fenceline
- Viewpoint

Notes: The site information depicted on this 3D perspective was provided by Eco's Energy. SE Group has used this information as part of its analysis of the project, but makes no warrants as to the accuracy of it. This material is provided for review purposes only.

Prepared By:



PROPOSED CONDITIONS 3D REPRESENTATION | Route 7 North - Summer - with Clearing beyond Property Line (Eye Level)

Figure CS-4 | Chelsea Solar Project



Prepared By:



Figure CS-05 | Chelsea Solar Project

EXISTING CONDITIONS 3D REPRESENTATION | Welcome Center (Eye Level)

25

CS-05



Prepared By:



Figure CS-06 | Chelsea Solar Project

PROPOSED CONDITIONS 3D REPRESENTATION | Welcome Center - Summer (Eye Level)

CS-06

26



Prepared By:



PROPOSED CONDITIONS 3D REPRESENTATION | Welcome Center - Summer - with Clearing beyond Property Line (Eye Level)

CS-07

Figure CS-07 | Chelsea Solar Project

PLANNING COMMISSION RECOMMENDATION

- The balance of the Planning Commission's analysis of the Project (i.e. views of the residences to the north and visibility of the clearing) are (1) contrary to any evidence and (2) unrelated to the "preferred area" question before the Select Board.

QUESTIONS / DISCUSSION

Contact Info:

Rodney Galton

Ecos Energy LLC

rodney.galton@ecosrenewable.com



**Department for Children and Families
Commissioner's Office**

280 State Drive – HC 1 North
Waterbury, VT 05671-1080
www.dcf.vt.gov

[phone] 802-241-0929
[fax] 802-241-0950

Agency of Human Services

To: State Partners

From: Commissioner Chris Winters and Deputy Commissioner Miranda Gray

Date: May 31, 2023

Subject: Pandemic Emergency Housing Ending

The Department for Children and Families is writing to share that, after three years, Vermont will be ending our Pandemic response to Emergency Housing over the course of the summer. Your community may feel the impact of this change and local officials may receive questions. This letter provides important information about the wind-down of this program and shares resources about where to go for additional support.

For Current Information Visit: <https://dcf.vermont.gov/pandemic-era-ga-program-2023>

The Wind-Down

The program wind-down will take place in three phases. First, on June 1, anyone who was housed due to the extended Adverse Weather Conditions Policy (AWC) will no longer be eligible for housing under the General Assistance AWC policy. Typically, the policy ends on March 15 each year; however, this year the Legislature extended this date to May 31. DCF expects approximately 690 households to exit the motels by June 1.

Next, on July 1, DCF expects approximately 45 additional households to exit the program. For an estimate by community visit: <https://dcf.vermont.gov/pandemic-era-ga-program-2023>. These households will predominately be those in the Pandemic-era extended eligibility categories not included in the GA Rules, namely those aged 60-64 years-old and pregnant individuals who are not in their third trimester of pregnancy.

Finally, eligibility is extended beyond July 1 for an additional 28 days for certain households and 84 days for other households (see Appendix A). Around the end of July, DCF expects approximately 475 households to have exhausted their 28-day maximum under the GA Emergency Housing rules and consequently no longer be eligible for the program. The remaining households, approximately 600, are anticipated to begin exiting the program by late-September, in accordance with the 84-day maximum under the Rules. In addition, during this period, the pre-pandemic eligibility rules for the GA program require participants to pay

30% of their income toward housing. This means the exact exit date will vary among households. Details regarding this population are included in Appendix A.

After this final extension of eligibility expires, eligibility for emergency housing will be determined in accordance with the General Assistance Rules:

<https://outside.vermont.gov/dept/DCF/Shared%20Documents/ESD/Rules/2600-GA.pdf>

Work To Date and Future Plans

Teams of AHS staff have been screening and providing comprehensive case management support for households in the Pandemic Emergency Housing Program since October 2022. As we have done throughout the pandemic and before, the Agency of Human Services continues to work with community partners to help households plan their next steps following the wind-down of the program. Some of those plans could include:

- obtaining their own housing with or without a voucher to help pay a portion of the rent;
- transitioning to specialized service-supported housing;
- remaining at motels and self-paying;
- moving in with family or friends; or
- transferring to shelters other than the hotel and motel program, or camping.

In addition, AHS Field Services Directors are organizing local communities to strategize, and leadership from AHS are meeting with municipalities to discuss their plans and how the State might be able to support their efforts. Local solutions could involve congregate shelter sites, as well as supporting enhancements in local programming to increase shelter beds and day station capacity. We anticipate making such options available over the summer.

Expectations

Some individuals may refuse to leave their hotel room at the end of this program. It is important to note that the individuals housed under this program are not tenants of rental units but are hotel guests. They have a right to their room as a paying guest. They do not have rights under eviction or similar proceedings, and their ability to stay in their room is based on their agreement with the hotel owner, not based on their relationship with the State.

Additionally, individuals who have followed the Pandemic Emergency Housing Program's guidelines may be due repayment of a security deposit when they leave their unit, generally \$3300. The hotel/motel may decrease this repayment based on damages to the room but must provide an itemized list of costs and damages if they are withholding or reducing the deposit.

We will make every effort to help support households with planning and exiting to safe housing situations. However, Vermont is facing unprecedented limitations in housing units,

both in price and availability. We recognize that many households exiting the program will be facing very difficult situations. Consequently, emotions could run high with fear, anxiety, and anger. We know a significant number of households require medical care and have conditions that may be exacerbated by becoming unhoused. Many of you have partnered with us throughout the pandemic to provide services to these households, and with this awareness, we are reaching out to ensure you are aware of these dates and changes in eligibility (Appendix A) which will lead to increased pressures on our systems of care.

Resources

DCF is committed to continuing the work of housing Vermonters, and we are here to provide whatever support we can. We encourage you to reach out to AHS with questions or to help solve non-emergency challenges with households exiting the program. Contact local law enforcement in the event of an emergency.

- For general questions please contact the Economic Services Division main line 1-800-479-6151
- If you are working with someone who has specific complex health needs and need help making a plan, please contact your local field services director:
<https://humanservices.vermont.gov/about-us/field-services>
- To reach the Economic Services Deputy Commissioner's office call 802-241-0637 or email AHS.DCFESDASU@vermont.gov
- To see weekly data updates and information for communities and municipalities visit <https://dcf.vermont.gov/pandemic-era-ga-program-2023>

Sincerely,



Chris Winters, DCF Commissioner



Miranda Gray, DCF Deputy Commissioner

Appendix A – DCF General Assistance Emergency Housing Eligibility

As of July 1, all motel programs other than the General Assistance Emergency Housing program, terminate. Consequently, households will need to be eligible under the existing rules in order to access the motel program. In addition to the categories below, households will have to exhaust all available resources and there will be a 30% income contribution. For example, a household who meets eligibility criteria and receives Social Security Disability Insurance benefits at \$900 per month would pay for two or three nights of housing before receiving the GA program benefit for an additional 28 or 84 nights of housing, regardless of how many nights of housing was paid for by DCF in the past 12 months.

GA Emergency Housing Eligibility after July 1, 2023

84-day limit in a rolling twelve-month period (Catastrophic Category)

- Fire, Flood, Natural Disaster
- Death of a spouse or minor child
- Court ordered or Constructive eviction
- Domestic Violence

28-day limit in a rolling twelve-month period (Vulnerable Category)

- 65 years of age or older
 - In receipt of SSI or SSDI
 - Family with a child 18 years of age or 19 years of age if still in school
 - In the third trimester of pregnancy
- OR**
- A household that has been assessed a total of 4 or more points according to the point system in GA rule 2652.3

In colder months, the Adverse Weather Policy expands eligibility, which serves more households for longer periods of time.

MANAGER'S REPORT
June 12, 2023

ACTION

Nothing at this time.

INFORMATIONAL

Paving The Town has begun paving some of the streets not done last construction season. We do not expect to overspend the total amount budgeted for projects.

County Street This project moves forward. We expect to complete the work before the end of the fiscal year.

Depot Street slip lining You may have noticed the contractor working on Depot Street. We are slip lining a sewer main originally installed as clay tile. Slip lining is a more cost-effective way to essentially replace a failing pipe with material that should last 100 years.

FOLLOW UP

The Community Development and Permitting/Planning Reports are attached.

Recreation:

YMCA program planning:

The Bennington Community Center (Rec Center) pool schedule and summer programs for adults and youth are updated regularly on the Facebook page and town's website. YMCA after-school programs and youth and adult fitness programming are happening at the Bennington Sports Center (old Catamount School), with many new classes for seniors that have been very popular. Teen use of the Community Center continues to grow, and Kayla and Taylor are meeting with teens to plan a space and more programming for them, such as a 3 on 3 basketball tournament at the outdoor basketball court. The YMCA received additional grant funding from the state for summer camp and after school programs, as well as a grant from Vermont After School to create a teen program.

Walloomsac Riverwalk Improvement Project:

The Town received a \$200,000 Downtown Transportation Fund grant for improvements along the Riverwalk that will begin this spring/summer. We are planning the construction schedule and the updates to the riverwalk will include a connection to the new Rail Trail.

Appalachian Trail Community:

I'm meeting with the AT Community leadership team to start planning the next Trailfest for July 29 at the Bennington Community Center. The Bennington AT Community is a volunteer run group committed to raising awareness of the Appalachian Trail in Southwestern Vermont.

Vermont Begins Here:

Eight Oh Two Marketing is continuing the digital marketing campaign to promote Bennington. The VBH blog post for June promoted the new Rail Trail, new Zaphod's Run trail in the Bennington Area Trail System on Mt. Anthony, and the new playground at Willow Park.

Bennington Fair Food Initiative:

The Bennington Community Market, located at 239 Main Street, had their grand opening on March 9. Congressman Peter Welch nominated the Bennington Community Market along with other local partners for a federal earmark and he visited the market on his recent trip to Bennington. The Bennington Fair Food Initiative, including the market, Southwest Tech, Bennington College, and the Vermont Veteran's Home, was fully funded with a 2.2 million earmark in the government spending bill that passed at the end of 2022. The funds will be administered through the U.S. Department of Housing and Urban Development and will flow through the Town of Bennington to subgrantees similar to the process of Community Development block grants. I have received the grant agreement from HUD and am working through the program budget and planning with program partners. The goals of the initiative are connecting partners in the local food system and growing jobs in the food sector.

Community Development Block Grants:

The Select Board recently approved of the Town applying for a Vermont Community Development grant of \$1 million to support the Hale Resources housing development at Benn Hi. Shires Housing has also received VCDP funding through the Town for two recovery housing projects on North Street and Gage

Community Development Report: June 7, 2023

Shannon Barsotti

Street. I submit paperwork required for each grant agreement and subgrant agreement along with progress reports on the projects. At the end of the year, I also submit financial reports to the state of Vermont on past HUD loans that have been granted to the Town or sub-grantees.

Benn Hi Redevelopment:

I am on the team with other town staff Dan Monks and Paul Dansereau, and we are meeting weekly to plan the redevelopment of Benn Hi. The Town hired Goldstone Architecture to create conceptual plans and we are working closely with Hale Resources, who will be the developer of the overall project. The Town signed a Memorandum of Understanding with Hale Resources to work on a plan for creating housing at Benn Hi. I am researching grants to help support the redevelopment of the building and identifying partners for the community spaces. My application for Congressionally Directed Spending for the Benn Hi redevelopment was nominated for \$1 million from Representative Becca Balint's office. I also submitted a request for funding (\$1 million) through the Northern Border Regional Commission.

Health Impact Assessment of the Benn Hi Redevelopment

Zak Hale and I are working with Rory Price and Megan Herrington from the Vermont Department of Health on their Health Impact Assessment of the Benn Hi redevelopment. The assessment process will go through May and will include the collection and analysis of secondary data, as well as community engagement efforts to gather qualitative information about the health needs of the community and the potential impact of the redevelopment. Rory has finished the draft health impact assessment and the team is meeting to discuss the fundings this week.

Vermont Council on Rural Development:

VCRD asked me to join their board as a local government representative and I attended their planning meeting for the Vermont Community Leadership Summit which will take place on August 15th at Vermont Technical College in Randolph. I will also be attending their board retreat and tour with community leaders in Rutland on June 13 and 14.

Housing Committee:

Zak Hale has organized a regular meeting of various professionals working to improve the housing crisis in Bennington, including representatives from BCRC, the Health Department, Bennington County Coalition for the Homeless, Neighborworks, Bennington Housing Authority, Shires Housing, Maple Leaf Realty, and the Sherriff's department.

Community Outreach:

In the past month, I have met with the Benn Hi Redevelopment team, Berkshire Family YMCA management team, Hale Resources, Bennington Community Market, Bennington College's CAPA program, Goldstone Architecture, Bennington Housing Committee, Better Bennington Corporation, Historic Preservation Commission, AT Community leadership committee, Vermont Housing and Conservation Board, Vermont Community Development Program, Project Alliance, and the Vermont Council on Rural Development.

Summary of Building Permits Issued
May 2023

Construction Type	Month to date	Month to Date Volume	Year to date	Year to Date Volume
	Permit Totals		Permit Totals	
Single Family Dwelling	1	\$180,000.00	2	\$230,000.00
Duplex	0	\$0.00	0	\$0.00
Mobile Homes	1	\$136,000.00	1	\$136,000.00
Apartments	0	\$0.00	0	\$0.00
Apartment Renovations	1	\$150,000.00	5	\$237,550.00
Condominiums	0	\$0.00	0	\$0.00
Residential Renovations	0	\$0.00	7	\$321,560.00
Residential Additions	0	\$0.00	1	\$80,000.00
Commercial Construction	3	\$1,787,509.00	4	\$1,882,509.00
Commercial Renovations	2	\$239,959.00	13	\$626,556.00
Industrial Construction	0	\$0.00	0	\$0.00
Industrial Renovations	0	\$0.00	0	\$0.00
Garages	3	\$123,000.00	7	\$274,460.00
Sheds	5	\$29,200.00	7	\$52,200.00
Decks	4	\$39,418.85	10	\$83,618.85
Institutions	0	\$0.00	0	\$0.00
Signs	2	\$4,440.00	8	\$21,218.00
Use & Zoning	1	\$2,250,000.00	6	\$24,454,689.00
Subdivision	0	\$0.00	3	\$0.00
Home Occupation	0	\$0.00	0	\$0.00
Propane Tank/Storage Tank	0	\$0.00	1	\$320,000.00
Boilers/Furnaces/RTU's, A/C	1	\$185,000.00	1	\$185,000.00
Tents	4	\$13,715.00	6	\$22,315.00
Handicap Access/Ramps	0	\$0.00	1	\$2,500.00
Concreate Slabs	0	\$0.00	0	\$0.00
Cell Towers/Communications	0	\$0.00	0	\$0.00
Solar Installations	2	\$97,915.00	4	\$179,446.20
Camps	0	\$0.00	0	\$0.00
Withdrawn	1	\$0.00	2	\$0.00
Demolition	3	\$0.00	10	\$0.00
Fire Supression	1	\$0.00	4	\$0.00
Sprinkler System	1	\$0.00	1	\$0.00
Exhaust Hood	0	\$0.00	1	\$0.00
Fire Alarm	0	\$0.00	1	\$0.00
Total	36	\$5,236,156.85	106	\$29,109,622.05

**12-Years At a Glance
Permit Totals Only**

Month	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
January	12	11	5	8	15	10	5	6	5	11	15	16
February	7	6	7	15	8	5	7	5	8	9	10	12
March	31	13	12	10	14	19	11	13	9	19	22	18
April	31	18	22	27	14	15	15	23	11	29	33	24
May	27	38	20	23	19	27	23	24	19	23	29	36
June	32	20	19	21	19	10	14	12	25	16	21	
July	24	33	29	47	16	29	30	28	12	16	20	
August	30	21	29	20	18	25	25	16	27	16	28	
September	21	32	27	22	21	21	23	26	9	14	23	
October	38	30	21	28	9	19	20	20	17	29	17	
November	10	16	11	12	8	16	11	8	15	19	19	
December	18	18	7	10	5	8	11	11	5	10	12	
Total	281	256	209	243	166	204	195	192	162	211	249	

Town of Bennington Planning and Zoning

Detailed Permit Report

Permit types included: Building

Approval status included: Granted

Occupancy status included: Any status

Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type Cert. of Occ.</i>	<i>Decision Date</i>	<i>Fee paid Cost of project</i>
49527256	09-019	DAVIS SHAWN R Seth Derosia 326 CHESTER KNOLL DR	Building C.O. Not required	Withdrawn 05/01/2023	35.00 3,500.00
50548400	22-165	BENNINGTON FREE LIBRARY Bennington Free Library Trustees 101 SILVER ST Demolish Existing Porch & Rebuild (54 Sq-Ft)	Building C.O. Pending	Granted 05/01/2023	50.00 9,000.00
50510100	23-042	KCDD INVESTMENT 5, LLC Evelyn Sliwa 194 NORTH ST Replace/Install Commercial Outdoor ATM	Building C.O. Pending	Granted 05/03/2023	100.00 74,000.00
61501300	23-052	KING DAVID E & MARTHA J LIFE ESTATE David & Martha King 311 SOUTHSIRE DR Construct/Install A 12x16 Shed	Building C.O. Pending	Granted 05/01/2023	45.00 4,500.00
41502300	23-053	MORSE TERRANCE A & SUSAN L Terrance & Susan Morse 694 WALLOOMSAC RD Install/Construct 2 Sheds (1- 10'x16', 2- 10'x20')	Building C.O. Pending	Granted 05/02/2023	56.00 10,700.00
33500700	23-055	WILKINSON JEFFREY & LAURA Jeffrey & Laura Wilkinson 331 AUSTIN HILL RD Install/Construct A 32x48 Barn	Building C.O. Pending	Granted 05/04/2023	193.60 30,000.00
49534800	23-056	GORMAN JAMES F & KATHY S Power Guru LLC 342 ELM ST Install Rooftop Solar	Building C.O. Pending	Granted 05/08/2023	25.00 47,915.00
55502900	23-058	BEAUMONT PAUL J & JULIE A Power Guru LLC 199 WEEKS ST Install Rooftop Solar	Building C.O. Pending	Granted 05/08/2023	25.00 50,000.00
50570200	23-059	BENNINGTON COUNTY COURT HOUSE Vermont Judiciary 207 SOUTH ST HVAC Improvements	Building C.O. Pending	Granted 05/05/2023	50.00 185,000.00

Town of Bennington Planning and Zoning

Detailed Permit Report

Parcel number Land Record Book and Pages	Permit number	Owner's name Applicant's name Location	Permit type Cert. of Occ.	Decision	Fee paid Cost of project
50516800	23-060	310 MAIN LLC Menemsha Solutions - Christian Ramirez 310 MAIN ST Exterior Renovation To Meet ADA Standards	Building C.O. Pending	Granted 05/15/2023	50.00 39,959.00
51540500	23-061	TOWN OF BENNINGTON Town Of Bennington 655 GAGE ST Construct/Install A 10x14 Shed	Building C.O. Pending	Granted 05/11/2023	0.00 3,000.00
37501600	23-062	TOWN OF BENNINGTON Town Of Bennington 418 EAST RD Construct A 12x12 Wood Shed	Building C.O. Pending	Granted 05/11/2023	0.00 3,000.00
58517201	23-064	GABRUS DONALD L JR & CHRISTINA Donald & Christina Gabrus, Jr 92 THUNDER RD Construct A 24x40 Garage	Building C.O. Pending	Granted 05/16/2023	136.00 35,000.00
49527262	23-065	ROSENTHAL DANIEL & JENNIFER Daniel & Jennifer Rosenthal 338 CHESTER KNOLL DR Install/Construct A Pergola & Arbor	Building C.O. Pending	Granted 05/18/2023	35.00 2,600.00
22500401	23-066	BENNINGTON COLLEGE CORP Rain or Shine Tent Co Inc 1 COLLEGE RD Install (1) 80x130 Eureka Tent,(2) 15x15 Fred's Frame	Building C.O. Not required	Granted 05/18/2023	35.00
31500700	23-067	ROGERS JOHN Elizabeth Flory & Brian Steinhoff Jr 1004 CHAPEL RD Install/Construct A 3-Bed/2-bath Mobile Home	Building C.O. Pending	Granted 05/18/2023	263.95 136,000.00
20504300	23-068	HAUSCHILD NORMA Bill & Leah Latour 2613 CHAPEL RD Construct A 3-Bed/2-Bath House	Building C.O. Pending	Granted 05/16/2023	93.20 180,000.00
50532900	23-069	HOURAN JAMES L & RITA M James & Rita Houran 507 COUNTY ST Install/Construct A 10x20 Shed	Building C.O. Pending	Granted 05/18/2023	45.00 8,000.00
51552700	23-070	DEWEY RESIDENCES LLC Hale Resources, LLC 809 MAIN ST Renovate 2 Existing Commercial Units Into 2	Building C.O. Pending Residential Units	Granted 05/19/2023	252.00 150,000.00

Town of Bennington Planning and Zoning

Detailed Permit Report

Parcel number Land Record Book and Pages	Permit number	Owner's name Applicant's name Location	Permit type Cert. of Occ.	Decision	Fee paid Cost of project
55500103	23-071	SOUTHWESTERN VERMONT HEALTH Mark Lukas 140 HOSPITAL DR Install/Construct A Temporary Tent (06/02/23-06/05/23)	Building C.O. Not required	Granted 05/23/2023	35.00 2,615.00
51528900	23-072	WALSH STEVEN C & SPENCER MARIAH Steven Walsh & Mariah Spencer 224 GROVE ST Construct A Deck	Building C.O. Pending	Granted 05/23/2023	66.00 38,218.85
48514300	23-073	VERMONT PAWS AND BOOTS, INC Vermont Paws And Boots, Inc 60 WEST RD Interior Renovations: Convert Brick Bldg Into	Building C.O. Pending	Granted 05/24/2023	1,547.20 200,000.00
08010200	23-075	JEROME JAMES C JR & VICKI M Rain or Shine Tent Company 1357 WEST RD Install Temporary Tents: (1) 15mx35m Structure Tent, (5) 10x10 Frame Tents, (1) 20x40 Frame Tent	Building C.O. Not required	Granted 05/26/2023	35.00 10,000.00
43511700	23-076	PINSONNEAULT MICHAEL J & GAIL M Michael & Gail Pinsonneault 14 PAGEANT ST Repair/Expand Front Door Steps	Building C.O. Pending	Granted 05/24/2023	25.00 1,200.00
51517200	23-077	ONEIL ROBERTA L Campbell Builders 104 JOHN ST Rebuild Garage (24x16) & Repair Porch	Building C.O. Pending	Granted 05/25/2023	58.40 58,000.00
50550700	23-078	VERMONT PREMIER SUITES LLC Southwestern Vermont Chamber 230 SCHOOL ST Install Temporary Tents for Homebrew Festival	Building C.O. Not required	Granted 05/30/2023	35.00 1,100.00
36515701	23-079	BENNINGTON DT 1 LLC Red Architecture, Bryan Peters 106 NORTHSIDE DR Construct Shell Of New Chipotle Mexican Grill	Building C.O. Pending	Granted 05/31/2023	1,071.00 836,710.00
36515700	23-081	BENNINGTON DT 1 LLC Red Architecture, Bryan Peters 108 NORTHSIDE DR Construct Shell Of New Starbucks Building (2,400	Building C.O. Pending	Granted 05/31/2023	1,080.00 876,799.00

Town of Bennington Planning and Zoning
Detailed Permit Report

Permit types included: Local/Custom
Approval status included: Granted
Occupancy status included: Any status
Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type Cert. of Occ.</i>	<i>Decision</i>	<i>Fee paid Cost of project</i>
45012900	2023	DOUCETTE EDWARD C Edward Doucette 331 -333 N BRANCH ST Removal of Mobile Home	Local/Custom C.O. Not required	Granted 05/22/2023	0.00
20504300	2023	HAUSCHILD NORMA Norma Hauschild 2613 CHAPEL RD Removal of 2-Story Cape (Beyond Repair)	Local/Custom C.O. Not required	Granted 05/22/2023	0.00
51517200	2023	ONEIL ROBERTA L Campbell Builders 104 JOHN ST Tree Fell on Garage - Demo & Rebuild	Local/Custom C.O. Not required	Granted 05/22/2023	0.00

Town of Bennington Planning and Zoning
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Permit types included: Sign
Approval status included: Granted
Occupancy status included: Any status
Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type</i>	<i>Decision Cert. of Occ.</i>	<i>Fee paid Cost of project</i>
36500500	S23-007	ALL PURPOSE STORAGE	Sign	Granted	05/15/2023 40.00
		Adirondack Sign Company		C.O. Not required	3,640.00
		221 NORTHSIDE DR All Purpose Storage - Bennington			
36501400	S23-008	MONUMENT HOLDINGS LLC	Sign	Granted	05/17/2023 100.00
		Silver Therapeutics of Bennington LLC		C.O. Not required	800.00
		201 NORTHSIDE DR Silver Therapeutics of Bennington LLC - 2 Signs			

Town of Bennington Planning and Zoning
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Permit types included: Zoning
Approval status included: Granted
Occupancy status included: Any status
Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type Cert. of Occ.</i>	<i>Decision</i>	<i>Fee paid Cost of project</i>
50514600	23-054	RUBIO THOMAS Heritage Family Credit Union 200 NORTH ST New 3-Story Credit Union Building	Zoning C.O. Pending	Granted 05/18/2023	350.00 2,250,000.00

Town of Bennington Planning and Zoning
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Permit types included: Fire Suppression
Approval status included: Granted
Occupancy status included: Any status
Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type Cert. of Occ.</i>	<i>Decision</i>	<i>Fee paid Cost of project</i>
50570601	F23-003	BENNINGTON COUNTY INDUSTRIAL CaptiveAire Systems 103 105 SOUTH ST Install Commercial Kitchen Hood Fire Suppression	Fire Suppression C.O. Pending	Granted	05/08/2023 56.00

Town of Bennington Planning and Zoning
Detailed Permit Report

Permit types included: Sprinkler System
Approval status included: Granted
Occupancy status included: Any status
Decision dates included: Between 05/01/2023 and 05/31/2023

<i>Parcel number Land Record Book and Pages</i>	<i>Permit number</i>	<i>Owner's name Applicant's name Location</i>	<i>Permit type Cert. of Occ.</i>	<i>Decision</i>	<i>Fee paid Cost of project</i>
43513000	F23-004	NORTHEASTERN BAPTIST COLLEGE INC Atlantic Fire Sprinkler, Inc. 33 -35 ED WRIGHT WAY Install Fire Sprinkler System	Sprinkler System C.O. Pending	Granted	05/19/2023 339.00