

Dictated - not read

cc JV  
NW

Report of Meeting Among Fred Welling, Jim Vanderpol and  
Rebecca Stickney - Wednesday, May 13, 11:30 a.m.  
Fred's Office.

We told Fred that we were talking confidentially with him to get a first response to a possible project the College would be interested in carrying out and any advice he might have. We told him about the possible development of the night pasture area for moderate income housing.

Fred's first response was positive. He said the village needed housing (the village is not interested in low-income housing but is in moderate income housing) would welcome tax paying properties and thought the Planning Board would feel the same way although he was no longer part of that group. He advised that if we were planning on developing any under 10 acres we would have to go through Act 250. He also advised that we would have to deal with the Water Department, state what kind of a population we were talking about in numbers to determine or not there would be a water supply. The village is being very careful not to over extend its water supply and there are limitations. He advised that the sewage system belongs to the town of Bennington and that we would have to determine with the town whether or not there could be a tie in. It could be that we would have to have our own septic system because of the location. Question: What about the north end of campus? Where does the sewage go?

Fred advised that we would have to make a proposal to the Village Planning Commission but should only do so after we have been fully informed on all these other matters. On the zoning commission are: Madeline Gratton, Lionel Nowak, Larry Powers, George Elwell, Mr. McWaters and Steven Goodrich. We would have to make sure the density of the project met the zoning ordinances.

On the matter of taxes, Fred told us that the assessment would be done by the town and that there would be a town general tax. In addition there would be a school and village tax from North Bennington.

There was a question about traffic and Fred pointed out that if we opened up that access road we would again have major traffic problems as

Page 2.

people used it, turned East going in front of Jennings and then down onto the regular College Drive. The answer there is, we would have to block the access road at the point of departure to the development, so there would be no through traffic.

I have called Nate Williams and reported all of this to him. He is going to find out about Act 250. He is proceeding to set up meetings with Art & Architecture and has an informal one between Pat McCreary, (chairman) and himself on Friday, the 15th, then probably a formal meeting when Art & Architecture meets on the 21st and again on June 4. We would then be in position to report the campus reaction to all of this at the Board meeting.