

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF AUGUST 16, 2016  
TOWN OFFICES**

**MEMBERS PRESENT:** R. Day, G. Chader, K. Israel, J. Mark

**OTHERS PRESENT:** J. Biasuzzi, Zoning Administrator, refer to attendance list.

The meeting was called to order at 7:00 pm by Chairman R. Day

R. Day sworn in all interested parties.

**Continuation of August 2, 2016 meeting**

**Applicant: Castleton DG LLC; Owner: Edward T. Graziano, 1429 Main St., Castleton - Request for a Minor Subdivision of a 7.7 acre parcel. Lot 1 = 1.6 ac; Lot 2 = 1.13 ac; Lot 3 = 4.78 ac. & construction of a 9100 sq. ft. Retail Sales structure & a boundary line adjustment.**

L. Willey opened with a review of the project to date with an update.

G. Chader asked about the information in the major subdivision section it makes reference to a shopping center in a residential zone.

L. Willey continued with a few changes. They had received comments from Vtrans and have made revisions per their comments and sewer line along the state ROW. Vtrans will not let us travel along that line along the row, so we added a 3<sup>rd</sup> boring across Rte. 4A for the house to connect. Also, there has been some storm water modification that will further contain the runoff due to runoff concerns.

R. Davenport asked about the putting a berm to prevent additional runoff. L. Willey stated that there is a small berm. We are also adding a more positive drainage.

S. Betit asked about curbing and snow. L. Willey replied that there is a 6 inch curbing and the snow will be put in several places so that any runoff will go to the wetlands. There should be no increase impact to the wetlands.

S. Betit asked if they are doing anything with the ROW to the back property, because there is a big water problem with water coming into his parking lot. L. Willey responded that this will help the water issue.

R. Davenport asked if they had done any perk tests and if they had done any hydro cad calculating. L. Willey responded that they had no done any hydro cad modeling all we are doing is making sure that where the water is going currently that it still will go the same place.

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R. Davenport stated that the west side berm should be more substantial if there are no calculations, and the swall looks to be only 5 feet wide. L. Willey responded that swall is 5 feet wide. R. Davenport stated adding a couple feet to the berm would give more storage.

J. Biasuzzi provided copies of page 6 of the Subdivision Ordinance, the Major subdivision, and it does say extension of town facilities, also Subdivision minor, states residential.

K. Israel asked about the dimension of the storm drain they plan. L. Willey responded that it was 12" because there are good infiltration soils in the area.

J. Biasuzzi asked about the reduction of 6 parking spaces, and could they add the spaces. L. Willey responded that there was potential for the additional spaces. The reason for 30 spaces is because Dollar General does have data for only 30 spaces and there is no real reason to add them.

G. Chader asked about landscaping. L. Willey responded that they did not have any proposed landscaping, and there was not any landscaping in the area to model. If the board wanted landscaping they would consider it.

S. Betit asked if the telephone pole would be moved. L. Willey responded that it will be moved.

J. Mark asked about the property line that cuts across the ROW. L. Willey responded that Lot 2 has a dog leg and will own the access and grant a 40' ROW to lot 3.

**MOTION:** G. Chader motioned to close the hearing. J. Mark seconded. All in favor. Motion carries.

**Applicant: Morrill House, LLC, (Howard Smith, Agent), 89 South St., Castleton - Request to construct second floor dwelling unit and deck, converting to a 2 family residence.**

Applicant was not present.

**MOTION:** K. Israel motioned to continue application until September 1, 2016. J. Mark seconded. All voted in favor. Motion carries.

The board decided to change the meeting days to the first & third Thursday of the month due to a conflict.

### **OTHER BUSINESS/CORRESPONDENCE**

J. Biasuzzi presented information that the Castleton Medical Center had filed an application for a permit to change the use of the former pharmacy area to patient care area.

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The board decided that they did not need to come before the board.

#### **MINUTES FOR APPROVAL - JULY 7 & AUGUST 2, 2016**

G. Chader motioned to approve the minutes of July 7 and August 2 as presented. K. Israel seconded. All in favor. Motion carried.

#### **DELIBERATIVE SESSION**

**MOTION:** J. Mark motioned to enter Deliberative Session at 8:10 pm. G. Chader seconded. All in favor. Motion carries.

**MOTION:** G. Chader motioned to exit Deliberative Session at 8:25 pm. K. Israel seconded. All in favor. Motion carries.

The board requested that the Zoning Administrator contact the applicants to discuss as follows:

1. The DRB will consider the application as a Minor Subdivision.
2. The Fire Chief to be consulted on the issue of firefighting access to the south side of the building by extending the driveway adequately to support fire equipment to the southwest section of Lot #2 along the ROW that provides access to Lot #3.
3. The applicants/agent are to submit a landscaping plan to the Zoning Administrator for review and acceptance, and that the applicants agree to regularly maintain the landscaping.
4. An adjustment to the parking, as prescribed by Section 602 of the Zoning Ordinance. There is insufficient evidence provided by the applicant/agent to grant a variance of Section 1207. Therefore 36 parking spaces are required to satisfy zoning. Three spaces to be dedicated to employee and may be reduced to 8 feet 6 inches x 20 feet (Section 601).

The board has 45 days to render its decision (September 30, 2016) and will schedule a review of the responses to the above at the next regular meeting.

#### **ADJOURN**

**MOTION:** G. Chader motioned to adjourn at 8:35 pm. K. Israel seconded. All in favor. Motion carries.

Respectfully

J. Potter