

CASTLETON DEVELOPMENT REVIEW BOARD

April 19, 2022 – 7:00 PM

**Castleton Town Office
263 VT Route 30, Castleton**

**Zoom Meeting Link:
Not Recorded**

Present: Board Members: Don Wood, Laura Sargent, Scott Childs and Pat Keller, Jonas Rosenthal, Zoning Administrator
Others in attendance included: Paul Martin, Applicant
In attendance via Zoom: Allison Harvey, Recording Secretary,

Call Meeting to Order

Meeting was called to order by P. Keller at 7:01 pm.

Approve Agenda

L. Sargent to add approval of the minutes of February 15, 2022 just after Deliberative Session on the agenda. D. Wood seconded. All voted in favor. So voted.

Applicant and Zoning Administrator were sworn in at this time.

Permit #8209 – Site Plan Review for Open Bar/Club Activities for Conditional Use at 17 Creek Road, Castleton, VT Owner-Paul Martin

Applicant stated he has replaced everything in the building, had always been a bar. He lives there part time. The original bar structure is still there, and he hopes to use as a weekend type venue, outside with activities in the summer mostly. He purchased the property in 2013, has not been a bar since then. He likes the outdoor part to keep most patrons out of building and encourage outdoor use. May use some in the winter, but not often. There are six apartments upstairs that are currently air b&b, separate entrance, and completely different way into the building for those. Proposed hours are noon to 10pm. He is envisioning outdoor activities and pavilions for cover from weather/sun. Review of the site plan presented and discussion on pavilions vs gazebo and if calculated into footprint/permanent structure area. There is about 500 sq feet coverage for pavilion roofs which would be permanent. L. Sargent calculated could use 7,230 sq feet, can have up to 20% of total lot size. Less the building size leaves 4,427 available to use. He is proposing three 12x14 pavilions, plus 12x12 roof over the outdoor bar area. The proposal includes 648 sq ft of new footprint, which would make a total of 3,451 sq feet, making 9 ½% coverage. He is going to provide food via Robo's next door, as he has to provide food for the liquor license. The area will be fenced around the outdoor activities with limited access. Mr. Martin stated the building inside is rated for 50 people, and he is proposing

36 seats outside. Discussion on number of people property is rated for, and what that calculates for parking spaces. Plot plan has one extra parking space than required based on the larger numbers of people it is rated. Flow of traffic was also discussed and landscaping, what is existing and what will be added. Was asked if would be available to rent the facility, or if it would be individuals. Mr. Martin stated that he had considered rental to groups of the facility. J. Rosenthal asked what the occupancy rate was for the upstairs. Mr. Martin stated full most of the time, especially summer.

D. Wood made a motion to close the hearing on Permit #8209. L. Sargent seconded. All voted in favor. So voted.

New Business

J. Rosenthal stated he has a set of plans to mail out next week for the senior housing project, which will be for the May 17 meeting. Should have lighting, pathways, trees, brush, etc. brief discussion on what will be presented and the look of the building. Board was concerned with the building looking institutional. Was felt they will need to have the meeting for this application in a larger room. L. Sargent asked if the newer member who has not been involved to date on this project could get what information they have already reviewed to prepare for the hearing.

8:01 p.m. - Enter Deliberative Session

L. Sargent made a motion to enter deliberative session to include J. Rosenthal. S. Childs seconded. All voted in favor. So voted.

8:45 p.m. – Exit Deliberative Session

L. Sargent made a motion to exit Deliberative Session. D. Wood seconded. All voted in favor. So voted.

L. Sargent made a motion to approve Permit #8209 with the following conditions:

- ADA should be clearly defined parking with signage and at least one van accessible space.
 - The edge of the property on the Pine Street side will be cleared of all debris and evergreens should be kept and maintained for a sound barrier between the residential area on Pine Street side, in addition to an evergreen barrier from the southern end of the basketball court as a sound barrier.
 - There is to be a clearly defined entry way of the larger parking area on Route 4A.
 - The pavilion near the axe throwing cages has to be at least 15 feet from the property line.
- All voted in favor. So voted

D. Wood made a motion to approve the minutes of February 15, 2022 as presented. L. Sargent seconded.

Page 1 – Meeting called to order by P. Keller

Page 2 – second paragraph, a motion is to be inserted after D. Wood made

8:52 p.m. – Adjourn

L. Sargent made a motion to adjourn the meeting. S. Childs seconded. All voted in favor of the motion. So voted.

Respectfully Submitted

Allison Harvey, Recording Secretary

FINAL