**Development Review Board**

**Tuesday, October 5th, 2021 – 7:00 PM**

**Community Room, Public Safety Building**

**Fire Station**

**273 Route 30 N, Bomoseen, VT 05732**

**DRAFT 4**

**Present: Patrick Keller, Chairman, Daniel Forcier, Vice Chairman, Don Wood, Laura Sargent, (Via Zoom) Sean Steves, and Jonas Rosenthal Zoning Administrator.**

**Others Present: Mary Lee Harris, Jim Leamy, Richard Combs, Joe Bruno, Darlene Adams, William Adams, Bryan Currvel, Mike Holden, Frank Jonson, Zak Hale, John Hale, Brenda Fleming, Ted Molnar, Katy Culpo, Dave Mandigo Jr. Richard Norris, Jim Valtrone, Patsy Berlickij, Zach Holzworth, (Via Zoom) Joe Mark.**

**Attendees by Zoom included: Danielle Dunleavy, Wayne Pickett, Betty Moyer, Joe Mark, Marley Rosario, Emilio Rosario, Laura DesJardins, Sean Steves. Tammy Howard, Carole Hinners, John Gillen and John Weatherhogg.**

**Mr. Keller called the meeting to order at 7:05pm.**

**Mr. Keller swore in all who would be speaking during the meeting.**

**Approval of prior Minutes:**

**Don Wood made a motion to approve minutes for September 21, 2021. Laura Sargent second the motion. All were in favor and the motion passed.**

**Don Wood made a motion to approve the minutes for August 17th, 2021. Laura Sargent second the motion. All were in favor and the motion passed.**

**Don Wood made a motion to approve the minutes for July 20th, 2021.**

**Laura Sargent seconded the motion. All were in favor and the motion passed.**

**Approval of the Agenda:**

**Laura Sargent made a motion to approve the Agenda for October 5th, 2021.**

**Don Wood seconded the motion. All were in Favor and the motion passed.**

**Permit # 8183 - Section 709: Expansion of a non-conforming structure with a conforming use.**

**James Vatrone addressed the Board on his reasons for submitting a zoning permit application and what he intended to build and where.**

**The applicant proposes to expand the first and second floor by 488 sq. ft. The addition to the first and second floors meet all current setback requirements (75 ft from the left sideyard setback). No change to the right-side yard setback. The area in question is the extension of the open covered porch which setbacks from the road at 32 ft. The extension of the proposed covered porch addition would only be 144 sq ft and would not be encroaching further to the road.**

**Don Wood made a motion to close open discussion and suspend further discussion until deliberative session. Laura Sargent second the motion. All were in favor and the motion passed.**

**Permit application # 8177 - Section 417: Planned Unit Development - revised Site Plan / location review for a proposed 99 Unit Senior Living Facility located at Sand Hill Rd (Parcel ID # 0901-11). Owner Applicant. Town of Castleton and Dousevicz, Inc. (Brad Dousevicz) representing Hale Resources**

**Pat Keller opened the floor for discussion.**

**Mary Lee Harris spoke on how there never used to be zoning, and how there were changes she was not aware of until recently. A letter was submitted outlining her positions.**

**Jim Leamy spoke about how a project like this would be a relief of tax burden to Castleton and submitted a letter in support of the project from the Select Board, Planning Board, and Castleton Revitalization.**

**Richard Combs spoke in support of the Sand Hill project and on how as a Selectboard member and should he retain that position he would consider it a priority to look into sidewalks on Sand Hill Road.**

**Richard Coombs was concerned with access to the back of the building for fire fighting operations. The developer responded that the ground would be hard enough to support fire trucks.**

**Wayne Picket asked if anyone had done a traffic study, and asked about the water pressure on Sand Hill.**

**Bryan Courier addressed Wayne Pickets question. Mr. Courier explained that if the project were approved that the traffic study would be part of the next phase of the project and State Permits require there be adequate water pressure.**

**Patricia Berlickij was concerned about a dangerous section of the road on Sand Hill and Blue Cat lane.**

**Pat Keller suggested a blinking light could be added as a warning similar to what is used on Route 30. This problem could also be addressed in the traffic study.**

**Brenda Fleming had objections to the size of the facility that would be built and would like the architecture changed, she also had concerns on the lighting.**

**Brenda Fleming was concerned about the $ 300,000 figure for tax relief to the Town that was presented as part of the Selectboard letter supporting the senior living facility. Selectboard member Richard Coombs responded that approximately $ 68,000 was a more accurate figure based on the portion split between the Town and the remainder going to the State (for schools).**

**A copy of the Quit Claim deed for the property owned by the Town, along with the property description and the economic development covenant was distributed for the record.**

**Bryan Courier explained that it was Downed lighting with timed and motion sensor lighting.**

**Katy Culpo had concerns over water pressure and water run-off.**

**Bryan Courier explained how the storm water run-off would be handled with a detention pond and released at a controlled rate which would be inspected annually by the State. Residual water flow would go North or South along the East side of Sand Hill Road.**

**David Mandigo stated that he lives on Suncrest Terrace and is currently experiencing property damage from water runoff from the farm and is concerned that the project will cause more water runoff to occur.**

**Joe Bruno expressed how the Planning Commission supports this project and feels the town needs to move forward. How the community needs to let projects like this come into the town to help rejuvenate the town. We need to be looking toward the future .**

**Joe Mark expressed how he felt the pluses out wayed the minuses for this project.**

**Richard Combs submitted to the board a letter from the Town Manager.**

**John Gillen spoke on his concerns for the project especially increased traffic, water pressure and integrity of water pipes along Sand Hill Rd. A letter was submitted outlining his positions.**

**Laura Sargent made a motion to go into Deliberative session.**

**Dan Forcier second the motion. All were in favor and the motion passed.**

**Laura Sargent made a motion to come out of Deliberative session.**

**Don Wood seconded the motion. All were in favor and the motion passed.**

**Laura Sargent made a motion to approve permit #8181 James Vetrone as submitted. Don Wood second the motion. All were in favor and the motion passed.**

**Laura Sargent made a motion to approve the {preliminary site plan} for permit #8177 with a maximum height of 48 feet, 4 story building in the field with the approximate location submitted with the permit application.**

**A height waiver is provided through a provision in the PUD.**

**Sean Steves second the motion. Pat Keller called for a roll call Vote.**

**Don Wood- No, Dan Forcier- No, Sean Steves- yes, Laura Sargent-Yes, Pat Keller-yes. Motion passed 3 to 2.**

**The vote was for just the preliminary site plan and building height. We have yet to see an additional site plan with the exact location in the field, lighting plan, landscaping plan, recreation area plan, stormwater run-off plan, utilities plan, and architectural plan.**

**Laura Sargent made a motion to adjourn. Don Wood second the motion all were in favor and the meeting adjourned at 10:20pm**