

**TOWN OF CASTLETON  
CASTLETON DEVELOPMENT REVIEW BOARD  
DRAFT MEETING  
MINUTES  
TUESDAY, December 15, 2020 - 7:00 PM  
CASTLETON TOWN OFFICE - 263 VT ROUTE 30**

**PRESENT:** Bruce Longtin Chairman (VIA Zoom), Don Wood (VIA Zoom), Pat Keller (VIA Zoom), Danial Forcier (VIA Zoom), Sean Steves (VIA Zoom) and Jonas Rosenthal, Zoning Administrator.

**OTHERS:** Chris Fretta, Marie Pavini, MD, Richard and Bonnie Gray and Ed Bove, Executive Director of the Rutland Regional Planning Commission.

**CALL MEETING TO ORDER:**

Mr. Longtin called the Meeting to order at 7:05 P.M.

**APPROVE THE AGENDA:**

Pat Keller made a motion to approve the agenda. Don Wood seconded the motion. Motion carried.

**APPROVAL OF MINUTES:** The minutes of November 17, 2020 were tabled.

**APPLICATION:**

**Application # 8135: Conditional use permit application for a Light Manufacturing and Storage Use Facility located at 443 VT Rout 30 South:** Applicant, R & L, LLC. Zoning Ordinance: Article 1V - Uses permitted subject to conditions.

Mr. Longtin swore in Chris Fretta, Jonas Rosenthal, Marie Pavini, MD. and Richard and Bonnie Gray.

Chris Fretta discussed his application. He proposes to close the retail store (hardware store) in the front part of the building and replace it with a light manufacturing business. The business consists of assembling small sewing machine parts (plastic). Marie Pavini, MD. spoke to the business part of the application.

**Storage Units:** Chris Fretta proposes to tear down an existing roof, raise the concrete pad and to enclose a new structure of the same size (26' x 146') into storage units. Mark Courcelle is working with Mr. Fretta on the State permit application for this project.

The property is currently in the Industrial Zoning District and asked the DRB to allow or change the Zoning District to Commercial. The DRB responded that the Zoning District Uses and locations are determined by the Planning Commission.

**Don Wood Made a motion to close the hearing. Pat Keller seconded the motion. Motion carried.**

**Old Business: None.**

**New Business:** Richard and Bonnie Gray were present to request a condition change (curb cut) to a previous Subdivision Permit # SD - 58 in September 2012

Under conditions 15. Lots 3 and 4 required a joint common curb cut to access South Street. The owners requested that the lots have their own driveway. They explained the reasoning for the condition in the first place.

**Subdivision Bylaws Review:** Copies of the Subdivision Bylaws were distributed (mailed several weeks ago). Ed Bove was present for the DRB to answer any questions and to explain that the Planning Commission was working on this section of the Unified Bylaws at this time. The current Subdivision Bylaws were adopted in 1986. The DRB wished to move this item to the next meeting. The date of the next meeting will be January 5, 2021 to review the Subdivision Bylaws and to consider the Donna Ryan – Rose Zoning Application

**Pat Keller made a motion to enter into Deliberative Session at 8:07 P.M. Dan Forcier seconded the motion. Motion carried.**

**Don Wood made a motion to come out of Deliberative Session at 9:02 P.M. Pat Keller seconded the motion. Motion carried.**

Don Wood made a motion to approve Zoning Application # 8135 to replace the current retail store with a light manufacturing operation of no more that 10 employees per shift and to comply with the parking requirements and in addition, to approve the proposal to replace the existing open canopy structure with enclosed storage units using the same size with a new pad.

Pat Keller seconded the motion. Motion carried.

Don Wood made a motion that the Gray's provide an amended Zoning Application to remove the adjoining driveway for Lot's 3 and 4 so that the adjoining property owners be notified of the requested change. Pat Keller seconded the motion. Motion carried.

**Pat Keller made a motion to adjourn the meeting at 9:14 P.M. Don Wood seconded the motion. Motion carried**

**s/Zoning Administrator  
Jonas Rosenthal**