

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
Tuesday, April 16, 2019 at 7:00pm
Castleton Town Office
263 VT – 30
Bomoseen, VT 05732**

PRESENT: Robert Day, Development Review Board Member; Pat Keller, Development Review Board Member; Don Wood, Development Review Board Member; Joseph Mark, Development Review Board Member; Bruce Longtin, Development Review Board Member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary; Janet Currie, Planning Commission Chair; Joe Bruno, Planning Commission Vice Chair; Eric Dutil, Applicant; Justin Cameron; Jared Ellis, Applicant; Melissa Coombs; Toni Girardi; Michelle Scott.

CALL MEETING TO ORDER

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

PLEDGE OF ALLEGIANCE

Mr. Day led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Mark made a motion to approve the Agenda. Mr. Longtin seconded the motion. All were in favor, the motion passed.

APPLICATION #8032 DRB #517 SITE PLAN REVIEW:

Eric Dutil/Green Mountain Wake Sports requests a permit to construct a 50' x 40' addition for a showroom and work space located at 87 Route 4A West. Tax Map #08-01-03 in the Town of Castleton. Effective section of the Zoning Ordinance: Article V111 Site Plan Approval. Section 802-804.

Jonas Rosenthal, Zoning Administrator opened the application review hearing for Eric Dutil/Green Mountain Wake Sports by explaining that Mr. Dutil would like to build a 50' x 40' showroom for his business.

There were also discrepancies between surveyed lot sizes on maps. The Assessor found a map that shows a different number of acres on the site, while Mr. Dutil's map shows only .62 acres of land on the site. Mr. Dutil referenced the smaller .62 acres for his plan.

Mr. Rosenthal explained that in the Village Commercial District, the allowed lot coverage is only 20%. It was noted that the lot is non-conforming but current structures did not exceed the allowed coverage. However, adding the proposed 50' x 40' addition (2,000 square feet) would exceed the 20% allowed coverage. It was also noted that even if an office was removed, the new addition of the new showroom would increase the square footage over the allowed coverage amount.

Discussion was held regarding the allowable percent of coverage on a lot in the Village Commercial District. Although there are current lots in the Town of Castleton which may exceed the 20% allowable coverage regulation, these structures were built before establishment of these zoning regulations.

Mr. Mark stated that it was important to adhere to zoning regulations. Page 30 of the Castleton Zoning Ordinances cited the 20% maximum lot coverage.

Mr. Rosenthal recommended that a site visit be done by the DRB. Mr. Dutil would like the DRB to consider a variance if possible. The proposed showroom dimensions cannot be changed as they were specific to allow for four (4) boats and walking room, it would not be possible to make the structure smaller. If denied, Mr. Dutil will have to look elsewhere to build offsite.

Mr. Mark made a motion to close the hearing for a permit to construct a 50' x 40' addition for a showroom and work space located at 87 Route 4A West. Tax Map #08-01-03 in the Town of Castleton. Mr. Wood seconded the motion. All were in favor and the motion passed.

APPLICATION #8033 DRB #518: CONDITIONAL USE PERMIT AND PLAN REVIEW:

For a proposed Restaurant/Bar to be located on 47 Route 4A. Applicant and owner: Jared Ellis/Ellis Concrete. Tax Map #44-50-47. Effective sections of Zoning Ordinance: Article IV: Applications for Conditional Uses and Article V111: Site Plan Approval. Sections 802-804 and Section 602 Parking Space Requirements.

Mr. Rosenthal opened the hearing for a conditional use permit application and plan review for Jared Ellis/Ellis Concrete by sharing with the Board maps brought in by the applicant to show a proposed parking plan. Although the current structure does not meet setback requirements, it is a non-issue as the building is considered pre-existing. Mr. Ellis is proposing cosmetic changes only to the exterior and interior of the building. As there are two (2) floor levels within the building dividing the bar area and the restaurant area, Mr. Ellis proposes a lift for handicap accessibility, he is waiting to hear back from Fire Marshall Green regarding this. There are three (3) handicap accessible, gender neutral restrooms shown on the plans and the parking would allow for sixty-nine (69) guests and six (6) employees, although the building could accommodate more. The parking plan identified twenty-five (25) parking spaces around the current structure. There were two (2) potential parking spaces removed to allow for a right of way for large delivery trucks and a dumpster behind the building. Two (2) handicap parking places were located on either side of the main entrance. There is no entrance to the building on the Route 4A side of the building. Although there was a concern raised regarding customers using those parking places Developmentated as Post Office parking spaces, the peak hours of operation are anticipated to be 5pm to 9pm. If necessary, Mr. Ellis noted that he could pursue shared parking with the Post Office through federal application. Snow removal was addressed as Mr. Ellis' company removes quite a bit of it already, the Post Office pushes their snow to the right and Mr. Hurlburt's business pushes the snow over the back.

Mr. Ellis has not pursued a liquor license as he is waiting for approval from the Development Review Board before moving forward.

Mr. Mark made a motion to close the hearing for a proposed Restaurant/Bar to be located on 47 Route 4A. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Mr. Mark shared with both applicants that the Development Review Board has up to forty-five (45) days to make a decision regarding the proposals.

CITIZEN'S COMMENTS

There were no citizen's comments.

NEW BUSINESS

Mr. Rosenthal shared with the Board that Mr. Rehlen had visited him earlier today and discussed an interested party that he has been working with to use the old upholstery shop beside the Birdseye Diner. The new business would be a pastry shop. The shop would be a store front only with seating for perhaps eight (8) to ten (10) seats only. Although parking is an important consideration, there was discussion on the possibility of three (3) parking spaces along the Mechanic Street side of the building. It was noted that when the upholstery shop was open, there did not seem to be any issues with parking. The proposed hours of operation would be early morning until about 2pm only. The proposed shop owner does not believe any long-term parking spaces are necessary. Mr. Rosenthal advised that the next step for the proposed owner be to submit a Site Plan for review and or consultation.

Mr. Rosenthal recommended that he would like to make downtown Castleton a Parking District.

Mr. Rosenthal shared that he has been working with the Assessor and that they are finding discrepancies between surveys. It has been several years since some of the surveys have been updated. The Town has hired Cartographic Services to assist with recording the surveys.

MINUTES

Mr. Day would like to find the voice recording of the November 20, 2018 Development Review Board Meeting as no minutes were transcribed. Ms. LeBrun will check the recorder to see if they are available, and if so, she will transcribe the minutes.

ADJOURN

Mr. Wood made a motion to enter the Deliberative Session at 8:02p.m. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Mr. Wood made a motion to exit Deliberative Session. Mr. Mark seconded the motion. All were in favor and the motion passed.

DECISIONS

Regarding Eric Dutil/Green Mountain Wake Sports request for a permit to construct a 50' x 40' addition for a showroom and work space located at 87 Route 4A West. Tax Map #08-01-03 in the Town of Castleton. Effective section of the Zoning Ordinance: Article V111 Site Plan Approval. Section 802-804.

The Development Review Board decision is to deny the request for a permit to construct a 50' x 40' addition for a showroom as the maximum lot coverage for a .62acre lot can be only 5,401.4 square feet.

Regarding a proposed Restaurant/Bar to be located on 47 Route 4A. Applicant and owner: Jared Ellis/Ellis Concrete. Tax Map #44-50-47. Effective sections of Zoning Ordinance: Article IV: Applications for Conditional Uses and Article V111: Site Plan Approval. Sections 802-804 and Section 602 Parking Space Requirements.

The Development Review Board decision is to recommend the two (2) parking spots on the southeast end of the building be eliminated. Recommend the dumpster going in the back of the building, place some type of barrier/curb stop in front of all parking spaces and that those parking spaces on the west side be

set far enough back from the property line that the nose of parked cars does not infringe on the other owner's property. Also, that there be at least two (2) ADA compliant handicap parking spaces.

ADJOURN

Mr. Wood made a motion to adjourn the Development Review Board Meeting. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary