

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF AUGUST 2, 2016
TOWN OFFICES**

MEMBERS PRESENT: R. Day, G. Chader, K. Israel

MEMBER(S) ABSENT: J. Mark

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

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

ELECTION OF BOARD OFFICERS - V. Chairman & Clerk

MOTION: G. Chader nominated J. Mark as Vice Chairman. K. Israel seconded. All in favor. Motion carries.

MOTION: R. Day nominated G. Chader as Clerk. K. Israel seconded. All in favor. Motion carries.

R. Day sworn in all interested parties.

New Business -

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.

J. Biasuzzi stated that H. Smith was called out of town and is unable to attend. He asked that the case be continued until the next meeting on August 16.

MOTION: G. Chader motioned to continue the case until August 16. K. Israel seconded. All in favor. Motion carries.

Applicant: 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.

R. Day sworn in all interested parties. Also via phone Mark Bush and Scott _____ of Dollar General.

J. Biasuzzi stated that this permit was a creation of minor subdivision creating 3 parcels and a lot line adjustment.

He continued stating the boundary line adjustment which proposes to add .2 acres to parcel owned by the Betit's will increase the conformity and will be merged with the original parcel.

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The board reviewed updated plan presented by Ruggiano Engineering about the boundary line adjustment plan.

J. Biasuzzi continued with Lot #1 will be 1.6 acres with an existing residence which meets the coverage requirements and has pre-existing septic system and water, and does not have an impact on the wetlands.

J. Biasuzzi continued with Lot #3 will be 4.78 acres and will have no direct road access, reference is made to sections #1006 and #806 of the Zoning Ordinance, refers to access to a parcel of land that does not have road frontage will need to be approved by the DRB.

L. Willey stated that according to Vtrans, everyone shares a curb cut, and we are also providing an access to the back lot.

S. Betit stated that the entrance will be in close proximity to his entrance/exit plus a telephone pole, plus 2 driveways for the rentals across the road. And asked if there a possibility that the entrance could be moved farther to the east.

J. Biasuzzi continued with Lot #2 will be 1.13 acres and will have single access and include 9100 sq. ft. building and parking. He continued stating that this parcel has the least flood which is .2 of 1% flood risk in 100 year flood. The applicant has applied to Fire District #1 for water and no decision has been made yet and has applied to the town for sewer. Following the check list of requirements: lot coverage is 18%; meets the setback requirements, building height is 18.5 feet, parking criteria in Section #602 requires 36 spaces and the store is requesting 30 spaces. They have applied to DEC Class II Wetlands approval and Vtrans for highway access.

D. Woods asked if there are any restrictions on delivery trucks entering and exiting during the day. L. Willey stated he did not think there are any restrictions.

J. Biasuzzi continued stating that he has asked town departments effected to complete a sign off. The Police Chief did recommend security cameras with 72 hours of memory; security fencing behind store and maximum hours to 9:00 pm. Access to lot #3 through Lot #2 will need DRB approval.

S. Betit asked about stormwater runoff since his property is lower.

L. Willey explained they will maintain storm water runoff. They maintain the current flow by installing a swall which will then collect into a culvert under the driveway then into another swall to the wetlands in the back of the building.

Questions about daily traffic flow. L. Willey stated the company averages about 15-10 transactions per hour per a letter from DG, and 30 total parking spaces per this size of store.

G. Chader asked the number of employees. M. Bush responded there will be a total of 6 on

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staff but not all at one time.

K. Israel asked about stormwater runoff if adding an additional 6 parking spaces would require permitting from the state. L. Willey stated he was unsure.

K. Israel asked about the back lot, will there be adequate access by the fire, police, and public utilities so that it can be developed in the future with street access.

L. Willey stated that they are creating a point to add access the lot.

The board asked about the ownership of the back lot. L. Willey replied that it will be retained by Graziano.

J. Biasuzzi asked about the hours of operation. M. Bush replied that it is usually 8 am to 9 or 10 pm seven days a week.

J. Biasuzzi asked about heating and what type of fuel they would require. M. Bush replied it would be all electric.

The board asked about lighting. L. Willey replied that it will be photometric. M. Bush also stated that they would be off when the store is closed. J. Biasuzzi asked about security at night and during open hours or security lighting around the store at night.

They continued stating at the street sign will be lit during business hours.

S. Betit stated that he still has concerns about the runoff, height of the land/building.

MOTION: G. Chader motioned to continue to August 16. K. Israel seconded. All in favor. Motion carries.

DELIBERATIVE SESSION

MOTION: G. Chader motioned to enter Deliberative Session at 9:15 pm. All in favor. Motion carries.

MOTION: K. Israel motioned to exit Deliberative Session at 9:35 pm. G. Chader seconded. All in favor. Motion carries.

ADJOURN

K. Israel motioned to Adjourn at 9:40 pm. G. Chader seconded. All in favor. Motion carries.

Respectfully

J. Potter

Date of Approval