**CASTLETON DEVELOPMENT REVIEW BOARD**

**June 21, 2022 – 7:00 PM**

**Castleton Fire Station**

**Meeting Room**

**278 VT Route 30, Castleton**

**Zoom Meeting Link:**

**https://us02web.zoom.us/rec/share/kXRLS1belpuWTOxIKi\_xnH8LU5UbG14ZQQDdca\_IrXrfDJpL51gdM6S3l1Zntbfm.4B98gl3c4Mdv3CDA**

**Passcode:** C3CjLx&1

**Board Members Present:** Don Wood, Pat Keller, Lauran Sargent, Jonas Rosenthal, Zoning Administrator

**Others in attendance included:** See Attached List.

**In attendance via Zoom**:

**Call Meeting to Order**

Meeting was called to order by P. Keller at 7:04 pm.

**Approve Agenda**

**D. Wood made a motion to approve the agenda as presented. L. Sargent seconded.**

**All voted in favor. So voted.**

**Approval of Minute of June 21, 2022**

**D. Wood made a motion to approve the minutes of June 21, 2022 as presented. L. Sargent seconded.**

Page 2 – Next to last paragraph on the page, Brad Dousevicz should be replaced with Bryan Currie.

Page 3 – third line from the bottom, extent should be changed to *extend.*

**All voted in favor with changes. So voted.**

Anyone giving testimony on either permit on the agenda was sworn in by Chair P. Keller at this time.

**Permit Application #8217 – Erynn Connors, 1323 Route 4A West, Hydeville – Dog Training/Office**

Erynn Connors stated to the board she is looking to purchase this property so she can open a dog Training business that she currently does mobile. She trains Tues-Friday and every other Saturday. Wunderlust Canine Services, has been doing it for about 15 years. Fence on the outside on left of budling, parking would remain on the right. No overnight, owners stay during the hour-long training, mostly individual one at a time, occasionally does groups, 6 or less dogs, but doesn’t do that very often. Fence would be either black or white, and no higher than 6 feet. P. Keller stated they would need to see a parking plan, including a handicapped space.

**Continue to hear Permit Application #8177 – Revisions to Site Plan & Conditional Use Review for a proposed 99 Unit Senior Living Facility located at Sand Hill Road.**

Brian explained the changes requested, removed ambulance structure, the second EV station as well as a rendering of the plantings out front with an explanation of what is being proposed as changes to trees and shrubbery on the street side. Explanation of the colors being more green than tan and the outcropping sections of the building. A Question on the storm water pond, and whether it can be moved to the north without the ambulance building. Brian explained that the north side is higher than the southern end, so would not be beneficial to have it higher on the north end.

ML Harris questioned the storm drain system, how it works and how deep the gravel will be. It was stated one foot deep.

Katy Culpo questioned the existing tree line on the property and where it relates to the building on the plans. Discussion on the location of the building and the tree line. K. Culpo also asked about the front of the building, and whether the hill would be able to be seen from the road due to the height of the building.

It was questioned if the developer would be ok with a minimum tree height of ten feet, which they indicated they would be fine with that, and often times they see conditions that if a tree is destroyed or dies, they will need to replace them.

Discussion on whether there would be an association the residents would have to be members of. Developer indicated associations are normally having to do with ownership of the units, which is not the case here.

John Gillen presented a drawing to the board, and also distributed hard copies of his presentation. He made an analogy of a small plane being used for the Rutland Airport to transport a few people, they didn’t need a jumbo jet. Castleton doesn’t need a jumbo facility when a smaller one would do. J. Gillen also asked about his neighbor needing permission to build a deck. Was stated that permission is not required of neighbors, but notification is required. J. Gillen also referred to a water line break a number of weeks ago, and the reliability of the lines and the lack of a hydrant being installed.

J. Rosenthal stated someone posted on the Zoom changes in zoning were done during covid with no public input. It was stated that they were public hearing, properly posted and held as they should be.

P. Keller questioned the location of the trash dumpster, and it was decided that it could be moved back from where it is.

Another question on the Zoom chat came up about the regulation changes and how much other development could be done due to those changes. J. Rosenthal explained some changes with planned unit development, compact housing developments and what the potential changes are. It was stated the DRB needs to follow the currently in place as the regulations to follow, not the changes that are being proposed.

L. DesJardins questioned the DRB’s task and what regulations are to be followed, she referred to past meetings and a letter from the Board of Selectmen to the Planning Commission addressing changes to the regulations and encouraging the DRB to approve this proposal. It was stated this was off the topic by the board chair, L. Desjardin stated it is on the topic, and asked to be allowed to finish. What is board doing to preserve the rural character of the town and Sand Hill Road based on this project. P. Keller stated they would not response to that question, they are specifically focused on this site plan, and will discuss subjects of the application, for example parking, landscaping, etc., but they will not address past things done between boards and changes to be made to the regulations.

L. Sargent stated they have reviewed the plans many times, have asked for many changes, to landscaping, color, setbacks, etc., to make the project more suitable and so they fit the regulations. They must follow the regulations, not sway one way or the other or favor any one or any organization.

K. Culpo stated they have been through many discussions and hearings and wanted it clear that planning commission minutes are still not posted, and the DRB is a permitting board, they can say no to this project, it is their job to hear all testimony and make that decision. Based on the letters and discussions between boards, PUD’s were discussed, but nothing changed that affects this permit. There is no conspiracy that directly affects this project.

P. Keller stated this is a 100-unit project and asked what the interior workings of the plan is, what is special and what can the developers do for the potential residents of the community. Bryan stated outside, transportation to events in the area, multiple levels of care, Sand Hill Road is a quiet street, residents can walk, possibly around the yard, as well as the street. J. Rosenthal wanted to state the feasibility study didn’t look at just Castleton, but also surrounding communities as to the needs of the elderly. Further discussion of studies and how transportation being offered, how affordable it will be for those in the surrounding areas. Also discussion on the longevity of these types of projects, and the ability of the developer to fill and continue with the project. Also brief discussion on traffic control and ability of the town to control speed on the road.

It was questioned if the public hearing will be closed at this time first, as it would start the 45-day decision process. Discussion on whether that motion should be made now, or after deliberative session.

**L. Sargent made motion to close the public hearings on the permit applications. D. Wood seconded. All voted in favor. So voted.**

**8:31 pm – Enter Deliberative Session**

**L. Sargent made a motion to enter Deliberative Session to include J. Rosenthal. D. Wood seconded. All voted in favor. So voted.**

**10:20 pm – Exit Deliberative Session**

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

**D. Wood made a motion to approve Permit Application #8217 with the conditions that the applicant needed to supply the Zoning Administrator with a detailed parking plan that includes a handicapped parking space and the fence to be placed as shown in the rendering that was submitted to the DRB. L. Sargent seconded. All voted in favor. So voted.**

**L. Sargent made a motion to recess the hearing on Permit #8177 until July 5th at 6:30pm to be held at the town office. D. Wood seconded. All voted in favor. So voted.**

**New Business**

None at this time.

**10:30 p.m. – Adjourn**

**L. Sargent made a motion to adjourn the meeting. D. Wood seconded. All voted in favor of the motion. So voted.**

Respectfully Submitted

Allison Harvey, Recording Secretary