

Castleton Development Review Board
Meeting Minutes
June 16, 2020

Present: DRB members present included: Robert Day, Chairman, Don Wood, Bruce Longtin, Joe Mark, and Pat Keller Others present included: Jonas Rosenthal, Zoning Administrator; Morgan Over applicant, Winger Rehlen, and Kimberly Maniery, applicant.

Bob Day, Chairman called the meeting to order at 7:15 P.M.

Joe Mark made a motion to approve the agenda. Bruce Longtin seconded the motion. Motion carried.

Approval of minutes of May 19, 2020. Joe Mark made a motion to approve the minutes of May 19, 2020 with the following correction on page 3 third bullet down, change Bob Wood to Bob Day. Don Wood seconded the motion with the correction. Bruce Longtin noted that he recused himself from the appeal hearing and could not vote on that part of the minutes. It was also noted that the time of adjournment was not recorded. Motion carried with Bruce Longtin duly recused.

Application # 8104 DRB # 529: Site Plan Review: John & Pam Rehlen permit application to open a bike repair and rental shop located at 629 Main St (formerly the car repair station). Tax Map # 45-51-10 in the Town of Castleton. Effective section of the Zoning Ordinance: Article V111 Site Plan Approval, Sections 802 - 804.

Bob Day swore in the following witnesses: Morgan Over, Winger Rehlen and Jonas Rosenthal. Morgan Over described the project entitled The Village Spoke as a bike repair and rental shop. The signage will be temporary with an exterior sign of four-square feet. It is proposed as a family seasonal business from June through October. She wants to see how it goes for this year before committing to the future. The lot has assigned parking on the left-and-right hand side of the building for cars. She will start with a row of six bikes. A one-page description of the business was provided by the applicant. The property will continue to be used for storage during the off-season. Bruce Longtin asked about what use will the business be considered under the Table of Uses: Article III. Rosenthal stated Other Retail Sales and Services. Don Wood made a motion to close the hearing. Pat Keller seconded the motion. Motion carried.

Application # 8105 DRB # 530: Site Plan Review: to replace empty office store front with a retail Shake & Tea Spot located at 473 Rte 4 A. (the Old Collaborations Building / Durfee Roofing Office) Applicant / Kim Maniery. Tax Map # 43-51-07. Effective sections of the Zoning Ordinance: Article VIII: Application for Site Plan Approval. Sections 802 - 804.

Bob Day swore in the following witnesses: Jonas Rosenthal and applicant Kimberly Maniery. Kimberly Maniery is proposing to open a Shake and Tea shop that serves energy drinks from a powdered mixture called Herbal Life. The business is a grab and go service. No seating is provided. The business is being considered under Article III: Table of Uses - Retail Sales and Services. The applicant submitted pictures of the inside and outside of the building would look like. A description

of the business was provided and did not that there would be no change in parking but would be replacing the old business sign with a new one. No additional State permits are necessary. The building was formerly rented to Doran Roofing as an office. Bruce Longtin made a motion to close the hearing. Joe Mark seconded the motion. Motion carried.

Joe Mark made a motion to go into deliberative session at 7:42 P.M. Pat Keller seconded the motion. Motion carried.

Joe Mark made a motion to exit Deliberative session at 7:52 P.M. Bruce Longtin seconded the motion. Motion carried

Joe Mark made a motion to issue a permit # 8104 for the proposed bike repair and rental shop. Bruce Longtin seconded the motion. Motion carried unanimously.

Joe Mark made a motion to issue a permit # 8105 for the proposed Shake & Tea shop. Pat Keller seconded the motion. Motion carried unanimously.

The materials for the Appeal Hearing for Permit # 8099 scheduled for July 7 were mailed out. Members did receive them.

Joe Mark made a motion to adjourn the meeting at 7:55 P.M. Pat Keller seconded the motion. Motion carried.

s/Jonas Rosenthal
Zoning Administrator