

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
Tuesday, July 20, 2021 at 7:00pm
Castleton Fire Station Community Room**

PRESENT: Dan Forcier, Development Review Board Member; Pat Keller, Development Review Board Member; Laura Sargent, Development Review Board Member; Sean Steves, Development Review Board Member; Don Wood, Development Review Board Member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary; Jacob Patorti; Pasquale Patorti; Daniel Kadish

CALL MEETING TO ORDER

Due to the absence of a Board Chair, the meeting was called to order by Mr. Rosenthal at 7:00pm.

Mr. Wood made a motion to nominate Mr. Keller for Development Review Board Chair until the end of June 2022. Mr. Steves seconded the motion. All were in favor and the motion passed.

Mr. Steves made a motion to nominate Mr. Forcier for Development Review Board Vice Chair. Ms. Sargent seconded the motion. All were in favor and the motion passed.

APPROVAL OF AGENDA

Mr. Keller made a motion to approve the Agenda. Mr. Forcier seconded the motion.

The Conflict of Interest Policy was added to the Agenda.

All were in favor of the amended agenda, the motion passed.

APPROVE MEETING MINUTES OF JUNE 15

Mr. Forcier made a motion to approve the Minutes of June 15. Mr. Wood seconded the motion. All were in favor and the motion passed.

REVIEW PREVIOUS 2004 PERMIT #5911 – DRB APPEAL #154

Discussion was held between Mr. Rosenthal and Mr. Pasquale Patorti regarding receipt of a letter from Bill Martinez dated May 4, 2006 regarding the expiration date of the DRB Appeal. Mr. Pasquale Patorti does not recall receiving this letter.

Mr. Jacob Pasquale felt that the new application is more important than reviewing the older permits and documentation. Mr. Jacob Pasquale shared with the Board that they did their best to communicate with their neighbors regarding their concerns. Mr. Jacob Pasquale had heard that if the sound was controlled the neighbors would not try to shut the venue down. There is approximately 100 acres that are usable on site for the venue and parking. The Patorti's are open to a site visit from the Development Review Board.

Mr. Jacob Patorti shared that they would like to host events once a week with a maximum of 500 guests.

The following conditions were discussed:

- Up to date "Parking Map" identifying the 3 other locations that could be used for parking.
- No noise after 10pm

- No performances on Sundays
- No more than 500 guests.
- No police force present during performances.

Mr. Keller stated that he will review the 2004 permit for other conditions to consider.

Discussion was had regarding whether or not a Public Safety Permit was required as they would not have over 2,000 guests present, as well as the need for an Act 250 permit. The Patorti's have contacted Mr. Oberkirch as the State of Vermont Permit Specialist for this district. Mr. Oberkirch had advised that the Patorti's wait for the outcome of this meeting.

There will be port-a-potties on site.

Alcohol will be sold during certain events. However, caterers with a liquor licenses and insurance will be hired to serve.

Mr. Pasquale Patorti asked the DRB about the previous request for insurance as it seemed extremely high. Discussion was held regarding the need for the venue to insure the Town of Castleton. The Patorti's have Commercial and General Liability Coverage issued by Mt. Vernon Fire Company consisting of 1 year of community gatherings and the performing arts.

Mr. Jacob Patorti asked the Development Review Board to advise his family on how to do this the right way to avoid being shut down.

DELIBERATIVE SESSION REGARDING APPLICATION FOR PERMIT #8165 – *Conditional Use Permit for a Recreational Public Gathering Venue for entertainment. Property location is 646 Rice Willis Road.*

Mr. Forcier made a motion to enter deliberative session with Mr. Jonas Rosenthal at 7:37pm. Mr. Wood seconded the motion. All were in favor and the motion passed.

Mr. Wood made a motion to exit deliberative session at 8:21pm. Mr. Forcier seconded the motion. All were in favor and the motion passed.

Mr. Forcier made a motion for a site visit on July 23, 2021 at 3pm. Mr. Steves seconded the motion. All were in favor and the motion passed.

Preliminary conditions will be drafted and sent to the DRB prior to the next meeting on Tuesday, August 3, 2021.

OLD BUSINESS

Mr. Rosenthal shared that the Childcare project on Sand Hill is on hold for financial reasons.

The Senior Housing project also located on Sand Hill hopes to provide Mr. Jonas with a site plan by the last Thursday of July (July 29, 2021.) This will be added to the agenda for the DRB meeting on August 17, 2021.

Mr. Keller asked the Board to consider sidewalks on Sand Hill as there is a lot of bike and pedestrian traffic on Sand Hill.

NEW BUSINESS

Mr. Rosenthal shared that the current Self Storage facility located on Route 4A would like to expand on 1774 Route 4A. Currently the location is zoned for Village Commercial.

All members of the Deliberative Review Board received a copy of the Conflict of Interest and Ethical Conduct documents

Mr. Rosenthal will not be able to attend the site visit on July 23, 2021.

ADJOURN

Mr. Forcier made a motion to adjourn the Development Review Board meeting at 8:36pm. Mr. Wood seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary