

CASTLETON DEVELOPMENT REVIEW BOARD
March 7, 2024 – 2:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:

<https://us02web.zoom.us/rec/share/x-1saOnZ81xKMsimC1d3jloB6kesCDDxLBfuZKRjciqM0u4tcz1Eci9QGZXh10s6.9JhrsZK0jbNirOAw>

<https://us02web.zoom.us/rec/share/aMFCL3YsnDfofcn5K6Xy8l6Xz1mh6279AhvDjGQuc8gECmxOR6RJd3a-7sVGNrEV.fb3rPJwTxsdL8xLB>

Board Members Present: Laura Sargent, Mike Holden, Pat Keller, Yvonne DeLance, Heath Goyette
Others in attendance included: Karen Oakman, Daniel and Kate Brown, Ken Miller, Brian Reynolds (for Liz Bird), John Wickes, Jim Wickes, Paul Clark, Elizabeth Bird, Lisa Beroud, Davene Brown, Neal Ullman, Tom Wirth, Jim Thanks, Gordon Chader
In attendance via Zoom: Liz Bird, Lisa Beroud, Davine Brown, Paul Clarke

Call Meeting to Order

Meeting was called to order at 3:05 pm by L. Sargent.

Hearing for Application #8317, Appeal #2313 – Kenneth Miller, 111 Prospect Point Road, Major 6 Lot Subdivision – Site Review

L. Sargent swore in Brian Reynolds, Jim Wickes, John Wickes, Dan Brown were sworn in at this time.

John Wickes stated to the Board they have major concerns about water supply. They have two wells, one is sulfur, the other is one gallon a minute. The sewer is also a concern for them and they want to be sure the Town system is up to capacity. Also the maintenance of the road is a concern, those in the area have always worked together on it, and it may have to be more formalized. It is also close to the lake, so they want to be sure that is addressed. Jim Wickes stated they are not against anyone using their property, but there is not a lot of leeway as to water and sewer. The golf course remaining open is a concern, they would like to see it stay open, it is a good thing for the Town.

Brian Reynolds stated he is present for Liz Bird, and they have the same concerns as the Wickes, as well as the types of buildings they are proposing, would rather not see duplexes, hopeful they are single family.

Dan Brown, speaking for his parents and the Lakehouse, water in the immediate area is a big problem. His parents well at the house on the corner of Prospect Point is in their basement which prevents them from hydrofracting. The Lodge has two wells at 600 feet and both have arsenic and uranium, it is the same at the Lakehouse further up the road.

3:15 p.m. – ENTER DELIBERATIVE SESSION

M. Holden made a motion to enter Deliberative Session to discuss this permit application, to include the Zoning Administrator. Y. DeLance seconded. All voted in favor. So voted.

4:18 p.m. – EXIT DELIBERATIVE SESSION

M. Holden made a motion to exit Deliberative Session. Y. DeLance seconded. All voted in favor. So voted.

L. Sargent swore in Davine Brown and Liz Bird who were in attendance on Zoom. L. Sargent stated they went on a site visit and did not have much discussion at the site other than to see the site, where the property lines will be, etc.

L. Bird asked about the previous part of the meeting, and whether it can be accessed. Her primary concern is the water, as is with the other abutting property owners. She also is concerned with the environment and how it will change the neighborhood having so many more residents in the area.

D. Brown is very concerned with the water, it is a big problem in the area, and she is concerned with the school system being able to accommodate additional families/children, and docks on the shoreline. L. Sargent stated it is their understanding the five properties will be sharing one dock.

L. Beroud who joined on zoom at this time, was sworn in by L. Sargent at this time, as well as Paul Clark.

P. Clark stated he would benefit from a more detailed explanation of what is going on. K. Oakman asked if he was an abutter, which he replied he was, and was only made aware of this through a neighbor. Many of the same concerns, as well as doesn't feel like it will fit properly with what is already there.

L. Sargent stated the Board has decided they will be pushing this out for some time before making any decisions, as there are things that they need to help them make a decision. They would like to see a water study done to be sure water can be provided to five properties. Mr. Miller stated they do quarterly testing on the existing well which he could provide test results for to the Board. It was stated this does not have anything to do with the flow and whether it would be able to supply a sufficient amount of water. K. Oakman asked if Mr. Miller has gotten any State permitting to connect to that well, it would be necessary. Mr. Miller stated he also has a shoreline protection permit in place, which he received recently.

L. Sargent stated the lots are non-conforming to the regulations, they have to be 200 feet deep by 150 feet wide. If they are not at least that size, anyone wanting to develop them would have to come back before this Board to get approval to build because they are non-conforming. The Board will not be approving or denying at this time until a new plan can be presented with appropriate size lots to be conforming as well as a water study. It was also stated that the dry hydrant would also need to be presented, or at the least the funds available to have it installed.

In discussion on the road, L. Bird and P. Clark stated they own the road, however the plan appears to indicate the road will be a part of the sale for these new lots.

P. Clark asked what the process is for restrictions or requirements of aesthetics to the neighborhood. L. Sargent stated as far as aesthetics, they are limited to height, footprint/lot coverage, setbacks and landscaping, but other than that they are somewhat limited.

L. Beroud asked what the status of the golf course would be, if it were to remain open and if the restaurant would remain open. It was stated the fairway would be narrower, but other than that, no alternative plans. Mr. Miller stated he does not plan to re-open the restaurant.

D. Brown asked if only abutting owners were notified, or if those with just the right of way on the road were notified. K. Oakman stated she believed they were all notified, not just abutters but those with the right of way as well.

M. Holden made a motion to continue Application #8317, Appeal #2313 until all of the requirements requested today have been complied with before taking any further action. H. Goyette seconded. All voted in favor. So voted.

Old Business

Permit #8329, Appeal #2313, 61 Crystal Meadows Road

K. Oakman stated this permit application was a request for development of this .24 acres lot, and it was denied. Mary Battaglia wants to be sure it can be developed before she purchases it. L. Sargent stated it is a developable property, and the structure being considered is very small, however it is a non-compliant property and is pre-existing. This has since been researched and the Town Attorney has indicated it is a buildable lot and the permit as presented should be able to be approved. L. Sargent stated the last meeting it was considered, they did not have enough members to vote to pass it. **L. Sargent made a motion to pass Permit #8329, Appeal #2313 with the site plan that was submitted February, 6 2024. Y. DeLance seconded. All voted in favor. So voted.**

L. Sargent made a motion to pass Permit #8323, Appeal #2311 for a car port and handicapped accessible ramp as presented on February 6, 2024. P. Keller seconded. All voted in favor. So voted.

M. Holden asked about the status of the Martelle property and the trailer removal. It was stated they are in the house, and K. Oakman will be delivering a check to them to refund the DRB costs. The trailer has been disconnected, the property owner is waiting for them to come and remove it.

New Business

K. Oakman stated she has four applications for March 19th meeting. Rice Willis Road entertainment proposal which was approved a number of years ago and it is for renewal. 996 Avalon Beach Road for a reconstruction/expansion of a structure, 2288 Creek Road for an expansion that was done without a permit, lifted the camp to put a foundation under it, and expanded slightly at the same time. He was reported to the State for shoreline protection, as well as the Town, so this will be a permit for an

expansion on a non-compliant lot. He has already gone through the State shoreline process to correct the problem, now it is the Town's permit. 205 & 177 Route 4A for a variance, which is the storage facility across from the end of Drake Road. Now wants to split the house property from the storage unit property. This was already before the Board for the extra storage units. The Board approved the previous permit based on the house being a part of it, and they are now trying to separate the house from the project.

9:16 p.m. – Adjourn

M. Holden made a motion to adjourn the meeting. H. Goyette seconded. All voted in favor of the motion. So voted.

Respectfully Submitted
Allison Harvey
Recording Secretary
Transcribed from Zoom Recording

FINAL