

CASTLETON DEVELOPMENT REVIEW BOARD

May 17, 2022 – 7:00 PM

Castleton Fire Station

Meeting Room

278 VT Route 30, Castleton

Zoom Meeting Link:

<https://us02web.zoom.us/j/84461212693>

Passcode: =4m+J0%J

Board Members Present: Don Wood, Scott Childs and Pat Keller, Jonas Rosenthal, Zoning Administrator, Michael Jones, Town Manager

Others in attendance included: Brad Dousevicz representing Hale Resources, Applicant, See Attached List.

In attendance via Zoom: Laura Sargent, Board Member, Jenna Hayward, John teRiele, Betty Moyer, Mandy Daley, Francesca Catalano, Philip Dombrowski, Keith Whitcomb, Brenda Fleming, Lynnzhang, Michael Brimmer, Allison Harvey, Recording Secretary,

Call Meeting to Order

Meeting was called to order by P. Keller at 7:01 pm.

Approve Agenda

D. Wood made a motion to approve the agenda as presented with the addition of an Executive Session immediately after Agenda Approval. D. Forcier seconded. Roy Newton asked when the addition of the Executive Session was posted. Brief discussion on the addition and whether posted properly.

P. Keller explained that there are copies of the site plan for the hearing they will be holding this evening and that anyone who would like to address the board during that hearing will have to be sworn in to give any testimony. **All voted in favor. So voted.**

7:08 pm – Enter Executive Session

D. Wood made a motion to enter Executive Session, to include the Town Manager, Town Attorney to discuss a legal matter. D. Forcier seconded. All voted in favor. So voted.

7:28 pm – Exit Executive Session

D. Wood made a motion to exit Executive Session, no action taken. D. Forcier seconded. All voted in favor. So voted.

Approval of Minute of April 19, 2022

D. Wood made a motion to approve the minutes of April 19, 2022 as presented. S. Childs seconded. All voted in favor. So voted.

Permit #8177 – Site Plan Review for a Proposed 99 Unit Senior Living Facility located on Sand Hill Road, Castleton, VT Owner/Applicant: Town of Castleton and Dousevicz, Inc. representing Hale Resources

Anyone participating in the hearing was sworn in and board members introduced themselves at this time. P. Keller summarized the action that was taken back in October on this application. Originally it was proposed that the building would be on the hill, then it moved down to the field, and they had discussed the building not exceeding 48 feet in height. They still need to see the site plan, which is what they will see tonight, as well as comments and feedback on those revised plans.

The developer made a presentation and described the plan. The building is now down in the field, the parking is in front of the building, which is very similar to the plan seen in the fall. It is on an 18.3-acre undeveloped lot, currently owned by Town of Castleton and is located in RR2 acre zoning district. They are requesting a conditional use for a four-story building, with a height of 48 feet, 65 parking spaces in front of the building, two curb cuts on Sand Hill Road and is 140 feet back from road. There is a landscaped buffer and screening and sidewalk in front of the building with an overhang drop off located in the center of building and there are patios in the back. On the north part of building, they are proposing a rescue building complete with ambulance bays which was not discussed at the sketch meeting.

They are proposing a use of 9,500 gallons of water per day, using Town sewer and 3 phase power, some coming from the nearby solar field, which they have approached Green Mountain Power already. They had a third-party traffic study done with peak and minimum traffic numbers. The project still has a long road ahead of them, they will be subject to the Act 250 process if or when they get through the local permitting and processing. A Power Point presentation of the site plan design and features of project was viewed. Board members asked questions about location of a fire hydrant, the 3-phase power, storm drain pond and where water will flow from the property. Discussion on the State standard of storm water systems of 10 years, which can handle 3.2-3.4 inches of rain over a 12-hour event, and it can be increased in years if necessary. Lengthy discussion on the storm water system, how it functions, how it's permitted and what is required by the State as to storm water systems. The erosion control plan is proposing a silt fence along the construction site to filter storm water and limit disturbing soils by contractors was also explained.

Discussion on lighting proposed and how close to property line the fixtures will be. Laura Desjardin questioned if the lights would make noise, it was stated no, they are LED fixtures. Katie Culpo asked about motion sensors on the exterior lighting, which are only on the pole mounted lights, they reduce the brightness when no motion is detected. Mary Lee Harris questioned how close the exterior lights are to the border. It was stated about 140 feet, are

LED and are downcast and designed to not spill over to neighboring properties. Brenda Fleming asked why the parking is not behind the building as had been discussed in the sketch back in October. D. Keller will address later when get to that part of the plan. P. Keller asked if there was a need for lighting at the curb cuts, it was felt it was not necessary on a pole like what is being proposed, but possible lower entrance lights could be done.

The construction time frame was briefly reviewed. Construction site noise was questioned, it was stated it is about 18 months and the State regulations limit the times for working, Monday – Friday is 7am-5pm Saturdays are 8am-5pm.

There will be one hydrant on site and there is another existing at the end of the existing water line. Discussion held on water connection and access by fire trucks. Katie Culpo questioned the fire truck access not being available around the back of the building.

ML Harris commented about her daughter's lot that will be between her property and the project, and the lights will be very close to her property line. It was stated they could increase the landscaping along that property line. Lengthy discussion on the screening and plantings being proposed, types of trees and their location.

The emergency bay was addressed, M. Jones explained his conversations he has had with residents and their concern with not having ambulance/emergency services nearby. There has been some talk of having people on site and involving Castleton University students to work the shifts as well. Discussion on how it became included in the plan and whether is the best option for the service. Questions on the Town's monetary input on this, M. Jones have not gotten that far yet. M. McIntyre questioned other town buildings in town and the viability of them being used for emergency services. Discussion on the willingness of the developer to include this feature to the benefit of the entire town. R. Combs asked if this completes the process and the rescue building is not included immediately, would they have to go back through Act 250, it was stated that it could be conditioned on the Act 250 level and could be done at a later date. Katie Culpo addressed what she sees as an issue of having an emergency service in a residential area. Laura Desjardins commented that it's a great idea about nursing students being involved in the rescue piece, but doesn't see that it would work well, they are too busy studying to be nurses. Also addressed the fact the residents on the road have become accustomed to the street being a quiet residential area, they now would have to worry about additional vehicles and emergency vehicles going up and down the road quickly.

John teRiele, resident on Suncrest Road stated the road is windy and tight and he does not feel it is a favorable spot for emergency services to be traveling a lot. P. Keller questioned the sidewalks that have been discussed by the Town. M. Jones felt it would take substantial work to try to put one on the road, there are ditches on the east side, so would have to be west side and would be extensive work involved to accomplish that and they would go across many lawns.

Parking lots had been questioned during the sketch meeting in October, and whether it would be front or rear of the building. Behind the building is not feasible because of the slope behind it and grading would be an issue because it is so far back from the road as residents had requested it be. Some parking could be put on the south side but would rather address where they are on the plan rather than try to move them off to the south side. Also held discussion on number of parking spaces, whether all residents have vehicles and number allotted for visitors and employees. The facility will also have a van for transporting residents as needed. Brief discussion on financing and costs for residents. Question asked of why sidewalk does not go out to the road. There is no sidewalk on the road, most are picked up and dropped off at the front door. Was also noted no trails on the plan. Brian, trails do not need DRB approval, so not included. Also discussed speed control on the road and radar signs if needed. M. Jones stated the Town Police Department did one, and most offenders were residents on the road.

Wayne Pickett mentioned the traffic survey and asked for a summary of the survey. It was stated the study looks at background traffic and northern intersection and level of service analysis and is all by State guidelines. Town determines speed limits on local roads but would require a traffic study. Wayne Pickett asked what is being projected for an increase in traffic from this development, has that been estimated and/or studied. What will the number of shifts be, and what will increase traffic be on the road? It was stated that the study showed it would be 15 peak am trips and 21 peak pm trips. Discussion on number of residents in the development and the number of additional trips on the road, as well as employees. There was some comparison to the increased number of vehicles to the increase on South Street with dump day.

The question of water pressure on the line and it drops at certain times of day was asked. There is concern with what this additional water use will do to the existing connections. Discussion held on water use and what would be required. There have been recent breaks in the water line that shut off the whole road and it is not an unusual thing for breaks. M. Jones stated the district is aware of issues with their lines on that street, and they will be addressing it. Discussion on the water lines, where they go, the pressure they are at and whether there are any changes planned.

Jonas Rosenthal referred to letters from Francesca Catalano, Dean at Castleton University and George Davis who serves on the Board of Southern Council on the aging. Also a letter from Bryce Taylor, and there are previous letters as well from previous meetings that had been added.

Lyle Jepson complimented the way the board communicates during the meeting. He will attend any meetings that address housing, no matter what type of housing. There is a need, and their goal is to bring more people to the area, it is desperately needed.

Wenda Bird felt residents moving in could free up 25 houses in the town for others to occupy that need a full-size home, there is a huge need for housing.

John Gillen asked if it wouldn't be better to take a break and give those in opposition an opportunity to present their statements. Discussion on another meeting being held the first Tuesday in June and further statements being presented. Janet Currie asked that they be allowed to make a statement to the board, to address the accusations being made on the Front Porch Forum. P. Keller felt that this should be addressed to the PC and/or the Board of Selectmen. M. Jones does believe both sides should have a fair shake on the project. P. Keller stated anyone with written statements could present them and they will become a part of the minutes.

Brenda Fleming asked that some time be given to the residents of Sand Hill Road and what they have to say. P. Keller have had 4 meetings and have heard from residents of Sand Hill Road at those meetings and do have documents from them. The DRB will continue to look at the site plan and approximate location and height of building has been approved by the DRB and they will continue to move forward.

John teRiele echoed what Brenda Fleming said, and no one in town knew this project was going on. He thinks the feelings of the citizens need to be heard, not just documents read, but hear the words and passion and where they are coming from. He feels for the board to have another month to go over everything pulls them into and further down the road to the project completion. P. Keller stated they have had meetings, have had site visits, and have heard from many residents. Wayne Pickett presented photos of the Berlin project for the board to review. Discussion on the board making a trip to view the Berlin project.

New Business

None at this time.

10:10 p.m. - Enter Deliberative Session

D. Wood made a motion to enter deliberative session to include J. Rosenthal. S. Childs seconded. All voted in favor. So voted.

10:40 p.m. – Exit Deliberative Session

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

D. Wood made a motion to continue the hearing on Permit Application #8177 until June 7th at 7:00pm in the Fire Station Meeting Room. D. Forcier seconded. All voted in favor. So voted.

J. Rosenthal stated Paul Martin has asked him if he could schedule the contractors to start work on his project that has been approved. P. Keller stated they have approved the permit, they just need the written decision to be drawn up so he can sign it but felt it wouldn't be a problem for Mr. Martin to schedule what he needs to but would have to be sure nothing started being constructed prior to the 15 days he needs to wait after approval.

10:45p.m. – Adjourn

D. Forcier made a motion to adjourn the meeting. S. Childs seconded. All voted in favor of the motion. So voted.

Respectfully Submitted

Allison Harvey, Recording Secretary

DRAFT