

**CASTLETON DEVELOPMENT REVIEW BOARD**

**June 7, 2022 – 7:00 PM**

**Castleton Fire Station**

**Meeting Room**

**278 VT Route 30, Castleton**

**Zoom Meeting Link:**

**[https://us02web.zoom.us/rec/share/PpAGMJYH9rRn\\_tJAAO-lek4MA8FIdE1dpEZZ5rGFypgVfyp7zsgmqEywz47QzmDj.G2n0\\_9tu4Glv0zCL](https://us02web.zoom.us/rec/share/PpAGMJYH9rRn_tJAAO-lek4MA8FIdE1dpEZZ5rGFypgVfyp7zsgmqEywz47QzmDj.G2n0_9tu4Glv0zCL)**

**Passcode: \*mFx%mmM3**

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

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

**In attendance via Zoom:** Scott Childs and Dan Forcier, Board Members, Gary Levine, L. DesJardins, Richard Combs, Brenda Fleming, Lynnzhang, David Mandigo, Mike Jones, Town Manager, Allison Harvey, Recording Secretary,

**Call Meeting to Order**

Meeting was called to order by P. Keller at 7:20 pm.

**Approve Agenda**

**L. Sargent made a motion to approve the agenda as presented. D. Wood seconded. All voted in favor. So voted.**

**Approval of Minute of May 17, 2022**

**D. Wood made a motion to approve the minutes of May 17, 2022 as presented. L. Sargent seconded.**

Page 1 – Dan Forcier should be added to Board Members Present.

Page 3 – Third line from top, D. Keller should be replaced with P. Keller.

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

**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.**

Anyone giving testimony was sworn in by Chair P. Keller at this time.

John Gillen – for a permit to consider, what exactly is that? What rights and privileges does the applicant have. J. Rosenthal stated they have an application considering testimony by the applicant and the testimony of the public. J. Gillen, if it is approved, what can they or can't they do. J. Rosenthal stated there is a process, a hearing, a written decision, then so many days to appeal to a court. Mr. Gillen presented to the board a photo of the Berlin, VT facility that is in

progress. He stated that it is huge and doesn't belong on Sand Hill Road. He also reviewed the zoning regulations, and what should be considered, appearance and congenial arrangement. He believes they will have 300 rooms, counting bathrooms and living space. This board has the ability to say that the people that are proposing are overreaching.

Wayne Pickett – a resident of Sand Hill Road is asking the board to reject the proposal. This is a rural small town and is not the location for this facility. Berlin is a more commercial area, not as residential as this one where it is being proposed and Berlin is closer to a hospital.

Emilio Rosario –a resident of Sand Hill Road, has been to a few meetings, has been listening to what's going on, and feels Sand Hill is a road in town that is pristine and inviting. He is now looking at solar fields and is hearing of this development, along with an EMS proponent, and it just doesn't belong in that location.

Katy Culp – has sent a power point to J. Rosenthal, so he can share screen, also has hard copies stated this is misaligned with the Castleton town plan. It is not in conformance with the town plan and reviewed the part of the town plan that is does not conform with concerning affordability, Alma Donchain Foundation and senior living standards.

John teRiele – presented points on the arc of the project. Maybe too big and more than we need in Castleton. Went through the letter from the Board of Selectmen to the Development Review Board at the time of application and compared how things are different from then to now and he addressed property and school taxes, revenue to the town and the affects it has on the town and its residents. Also presented his comments to J. Rosenthal via email.

Lyle Jepson of the Rutland Chamber and Rutland County economic development passed out statistics and backs up what talked about last time, is going to free up availability of housing. He also gave documentation to J. Ronsenthal and stated the market rate of housing for people coming into community is very limited. He bases the statements on employer needs, and what their employees are telling them they need.

J. Rosenthal addressed housing costs, and affordability, cost of construction and cost of development. P. Keller asked to move onto the changes that were made to the project,

Brad Dousevicz presented power point of changes made that the DRB had requested, addressed changes to sheets, including landscaping, rainwater runoff, parking spaces, lengthy discussion on types of trees that are being proposed, and how it will shield the building from the road and how visible it will be as the trees grow. D. Wood requested a schematic of the proposal with the trees developed, showing how visible it will be from the road

P. Keller asked if anyone on zoom of the board members had any questions. D. Forcier had no questions but was concerned that board members are not being up to date on the new

documents that have been presented. Also asked about the ambulance service, as it has not been mentioned yet this evening. J. Rosenthal stated the email that was sent out with the drop box link for the new documents. Heated discussion of the documentation not being sent out to the board members, and whether there are issues with the technology and how information is disseminated. S. Childs responded with he did receive the drop box documents and does not have any questions.

P. Keller then asked for questions from the audience that addresses the changes that are presented this evening. ML Harris asked how M. Jones can ask that the EMS portion be added in, when he did not bring it to the Board of Selectmen. D. Wood stated a site plan in October did not include the EMS portion.

J. Gillen asked again if this board passes this request, what will they be able to do. P. Keller stated if approved they will get a permit for construction, and they would then have to go on to Act 250.

K. Culpo questioned other properties in the town and whether this project could be considered for somewhere else.

B. Fleming questioned the Act 250 process and how it pertains to the ambulance bay and whether it was up to the town or Act 250 for approval of that portion of the process.

L. Desjardin questioned if there were other facilities that included an ambulance bay. None at this time, but it is not a necessity either. Discussion on the proposal and whether approved with or without the addition of the ambulance bay. The developer stated it can be approved with or without the bay, they can manage the project either way.

Julian Smith, resident on Suncrest Terrace, doesn't care to have the ambulance going up and down the street in the middle of the night.

Closing statements of the overall design, size of the building, landscaping by the developer who also stated for record, the building cannot be hidden, but they are doing their best based on comments and neighborhood concerns to make it acceptable to the community.

Discussion on the hearing being extended until the next meeting of June 21 and also to enter deliberative session.

#### **9:15 pm – Enter Deliberative Session**

**D. Wood made a motion to extent this hearing until the next meeting on June 21, 2022 and enter Deliberative Session to include J. Rosenthal. L. Sargent seconded. All voted in favor. So voted.**

**10:15 pm – 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 request developer to remove any reference to an ambulance bay or any equivalent from the plans. L. Sargent seconded. All voted in favor. So voted.**

**D. Wood made a motion, as a result of Deliberative Session, that the board recommend to the applicant such that they be included to any revisions necessary prior to the next board meeting that the minimal planting height on the trees, depending upon species be 10-16 feet, and a replacement of any trees that fail, the possibility of moving the retention pond to the north where the ambulance bay was to be located, and present possible variations on the surface of the building, ie: vinyl siding, cedar look and color or design pattern variations. L. Sargent seconded.**

**New Business**

None at this time.

**11:04 p.m. – Adjourn**

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

Respectfully Submitted

Allison Harvey, Recording Secretary