

CASTLETON DEVELOPMENT REVIEW BOARD
December 19, 2023 – 7:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:

Board Members Present: Laura Sargent, Yvonne DeLance, John Alexander, Heath Goyette

Others in attendance included: Karen Oakman,

In attendance via Zoom: Allison Harvey, Recording Secretary

Call Meeting to Order

Meeting was called to order at 7:15 pm by L. Sargent.

Approve Agenda

J. Alexander made a motion to approve the agenda as presented. Y. DeLance seconded. All voted in favor of the motion. So voted.

Approval of Minutes

Y .DeLance made a motion to approve the minutes of November 7, 2023 as presented. J. Alexander seconded. All voted in favor. So voted.

Hearing for Application #8301 – Change of use from Residential to Church and open as a continuation to receive the additional documents supporting the DRB's requirements

Those giving testimony were sworn in at this time.

Brian Dovito present to discuss and present the new additional information that was requested by the DRB at the original hearing. He stated the first plan was older, so they had the drawing redone with topography and parking areas better depicted. His understanding that DRB wanted to see the parking area have vegetation or shrubs to block parking view from neighbors.

As to Fire Code, they have reviewed the State and National Fire code, and feel they have completed what is necessary to fulfill the requirements. They also had the State Fire Marshall review at the request of the Fire Chief, which was done last week, and they have completed the recommended changes of the Fire Marshall. Review of the safety features added concerning fire control, as well as emergency exit for the church area, as well as the living area upstairs. There is one window that needs to be replaced, which is on order to meet that requirement. The larger thing that they did not plan for, the assembly area is a public area, had an open timber ceiling, so they will have to install a double 5/8 inch fire code sheetrock ceiling in the assembly area. The Fire Marshall gave them a conditional use of the property, and indicated they should be very careful with being in the living area after any gatherings in the assembly area to be sure no candles, crock pots, etc. are not left going before closing up for the evening. The Fire Marshall also wanted to come back after the work has been completed for a final inspection.

Wendy Patterson stated at the last meeting water was addressed, but she has not heard anything about it in this review. L. Sargent stated the property is on private water and septic systems, which has to meet State criteria for supply. W. Patterson also wanted to question the road use, there is a concern for dust and increased traffic on the road, especially the dust, as it affects her health. Even though it indicates once a week, she feels it may increase to evening gatherings and/or fuller weekends for other events. Mr. Dovito stated they have also asked parishioners to be diligent with their speed on the road to help with dust control. W. Patterson further explained that she feels she will not be able to use her yard in the summer as she normally does, and suggested that the only other option would be to pave the road or have more calcium chloride applied during the summer months. L. Sargent stated that should be taken up with the Town Manager. W. Patterson stated that should not be her responsibility if this permit is approved.

Barbara Gustafson stated to the board that she also feels that the traffic does go fast and raises a lot of dust. She does feel that most are respectable to the speed.

It was asked if this is a residence now and asked how it would be taxed if it turns into a church. K. Oakman stated the owner still owns and is leasing to the church, so it becomes a landlord tenant situation.

J. Alexander made a motion to enter Deliberative Session for discussion on Permit #8301 at 7:42 pm. Y. DeLance seconded. All voted in favor. So voted.

H. Goyette made a motion to exit Deliberative Session at 7:51 pm. J. Alexander seconded. All voted in favor. So voted.

Y. DeLance made a motion to grant the permit application #8301 as a conditional use permit to become a full compliant use of space permit when the final report from the fire marshall is submitted to the zoning administrator. H. Goyette seconded. All voted in favor. So voted.

Old Business

Y. DeLance questioned the shed that was denied. K. Oakman stated she has not had time to check on that. It was felt the structure was reduced to a 10x12, but it was not certain if the setbacks have been met. K. Oakman is going to send a letter to the property owner and the neighbor to go to the property to check on measurements.

New Business

Discussion on the zoning regulations, the upcoming changes to the new UDR.

Next meeting is January 16, 2024, with 3 maybe four applications. Three are non complaint residential properties and if the last one comes in before next Tuesday, the fourth will be the golf course subdivision, they are coming back to restart the process.

8:08 p.m. – Adjourn

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

Respectfully Submitted

Allison Harvey

Recording Secretary

FINAL