

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
Minutes of October 17, 2017  
Castleton Town Offices**

**MEMBERS PRESENT:** D. Wood, W. Potter, G. Chader, J. Mark, B. Day

**MEMBERS ABSENT:** J. Mark

**OTHERS PRESENT:** Jeff Biasuzzi, Zoning Administrator, see attached list.

The meeting was called to order at 7:04pm by B. Day

**APPROVAL OF AGENDA**

**MOTION:** G. Chader made a motion to approve the agenda. Seconded by W. Potter  
All in favor. Motion Carried.

**NEW BUSINESS**

**BISSETTE, KELLY & DEBORAH, 1255 East HUBBARDTON RD. - REQUEST FOR WAIVER TO  
CONSTRUCT A ROOF OVER AN EXISTING DECK AND RAMP AND CONSTRUCT AND ADDITION  
TO THE LIVING ROOM.**

J. Biasuzzi informed the members that the applicant and her contractor were in attendance. He also informed the members that they had a letter in front of them from a neighbor, it was received today and read the letter aloud, noting that the neighbors had no problem with the roof over the deck and ramp or the addition to the living space. It is a handicapped ramp.

J. Biasuzzi explained that the ramp protrudes into the side setback. The living room addition is on the opposite side of the house.

G. Chader asked for the reason for the roof ramp.

D. Bisette replied that the roof drops snow on the main entrance that the homeowner uses and they are not able to open the door.

D. Wood asked about the addition to the living room and it will be ADA accessible. The setback in the front is the issue.

**MOTION:** G. Chader made a motion to close the hearing. Seconded by D. Wood  
All in favor. Motion Carried.

B. Day as a formality swore in the applicants after the end of testimony.

**APPLICANT- SPAULDING, LORI & ROBERT, 1020 ROUTE 20 NORTH, CASTLETON- REQUEST FOR**

**A WAIVER TO CONSTRUCT A NEW RESIDENCE ON A NON-CONFORMING LOT AND SIDE SETBACKS.**

B. Day swore the applicants in.

W. Potter asked if the fees have been paid.

J. Biasuzzi replied they have been paid.

D. Wood asked if this would be replacing an existing mobile home.

B. Day replied yes it was.

D. Wood asked why the side N & S setbacks did not conform to 30 foot side setbacks.

J. LaPlaca replied that moving the structure south by 4 feet would resolve side setbacks and this would be okay with the applicants. Also moving the house 5 feet west establishes conforming rear setback, which is also acceptable to the owners.

J. LaPlaca stated that the homeowners were also thinking about putting up a garage in the future and a front porch.

W. Potter asked about a west boundary.

J. Biasuzzi stated that the road (RT 30N) is the west setback and 970 feet away.

**MOTION:** D. Wood made a motion to close the hearing. Seconded by G. Chader. All in favor. Motion Carried.

**APPLICANT- GREEN MOUNTAIN BAPTIST ASSOCIATION -40 MECHANIC STREET, CASTLETON, L. WARREN, AGENT - REQUEST FOR A CHANGE OF USE TO CONVERT A CHURCH TO A SINGLE FAMILY RESIDENCE ON A NON-CONFORMING LOT.**

J. Biasuzzi stated that L. Warren was not present and that Mr. Taggart will be the occupant of the house. There is a letter of authorization from the Pastor L. Warren to speak on the Church's behalf.

W. Potter asked if all the fees have been paid. J. Biasuzzi replied that they have been paid.

B. Day stated that this was basically a change of use. J. Biasuzzi replied that yes it was.

**MOTION:** D. Wood made a motion to close the hearing. Seconded by W. Potter. All in favor. Motion Carried.

**DELIBERATIVE SESSION**

**MOTION:** D. Wood made a motion to go into Deliberative Session. Seconded by W. Potter. All in favor. Motion Carried.

**MOTION:** G. Chader made a motion to exit Deliberative Session. Seconded by W. Potter. All in favor. Motion Carried.

J. Biasuzzi answered zoning questions about permit # 7959.

**MOTION:** W. Potter made a motion to go into Deliberative Session. Seconded by G. Chader. All in favor. Motion Carried.

**DELIBERATIVE SESSION:** W. Potter made a motion exit Deliberative Session. Seconded by G. Chader. All in favor. Motion Carried.

**APPROVAL OF MINUTES – SEPTEMBER 19, 2017**

**MOTION:** G. Chader made a motion to approve the minutes of September 19, 2017 with minor changes. Seconded by D. Wood. All in favor. Motion Carried. (Page 4- line 12- “does NOT meet”).

**ADJOURN:**

**MOTION:** D. Wood made a motion to adjourn the meeting. Seconded by W. Potter. All in favor. Motion Carried.

Next Meeting is scheduled for November 7<sup>th</sup>.

Respectfully

V. Waldron

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Date of Approval