

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
Minutes of November 7, 2017
Castleton Town Offices**

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

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

The meeting was called to order at 7:07 pm by B. Day

APPROVAL OF AGENDA

MOTION: G. Chader made a motion to approve the agenda. Seconded by D.Wood.
All in favor. Motion Carried.

NEW BUSINESS

APPLICANT NESHOBIE D&D LLC-2541 RT 30 NORTH, CASTLETON- REQUEST FOR CONDITIONAL USE APPROVAL AND TO ADD FILL TO THE NORTH, WEST AND SOUTH SIDES OF BUILDING TO RAISE THE STRUCTURE ABOVE THE BASE FLOOD ELEVATIONS. SEE: FLOOD HAZARD REGULATIONS -SECTION V.

B. Day swore all interested parties in.

W. Potter asked if they were raising the structure.

D. Brown replied that they were not raising the height of the structure.

N. Kesselring passed out pictures of the building with markers on it showing where the fill would be placed. FEMA's flood mapping is based on the flood elevation of the lake. The accepted flood elevation is about 3 feet above that. A survey was done and stated that If fill is placed around the base of the building at the ground elevation around the building could be raised above FEMA's flood elevation, this would allow them to remove the building from the flood plain.

W. Potter asked what the elevation of the building, where the siding starts in comparison to the flood level of the lake.

N. Kesselring stated that the base flood elevation of the lake is 412.5ft and the elevation of the building at the top of the concrete is 412.9ft.

MOTION: G. Chader made a motion to close the hearing. Seconded by J. Mark. All in favor.
Motion carried.

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MOTION: D. Wood made a motion to approve the minutes with corrections noted in email. Seconded by W. Potter. All in favor. Motion carried.

OTHER BUSINESS

J. Biasuzzi stated he had sent members an email regarding small scale solar applications. He stated that towns with new town plans have adopted substantial deference language. This language authorizes the town certain regulatory powers with regards to solar siting and screening. We have a few small projects going on in town. When the project is over 15 kilowatts then the notices start to kick in.

J. Biasuzzi wanted this issue to be on the record. The town has to petition to be an interested party to the application. There is no notification under 3 kilowatts, unless you follow the applications on line at the State level.

J. Biasuzzi stated he would like the Planning Commission to make a distinction between roof top panels and pedestal panels.

J. Biasuzzi stated the Castleton does have a section regarding this in Section 414.

MEETING: The next meeting will be Dec. 19, 2017 @ 7:00 pm.

DELIBERATIVE SESSION

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

MOTION: W. Potter made a motion to issue permit to NESHOBE D& D. Seconded by D. Wood. All in favor. Motion carried.

MOTION: D. Wood made a motion to exit deliberative session. Seconded by G. Chader. All in favor. Motion Carried.

ADJOURN

MOTION: D. Wood made a motion to adjourn the meeting. Seconded by G. Chader. All in favor. Motion Carried.

Sincerely,

V. Waldron

Dave of Approval

DRAFT

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