

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES DECEMBER 5, 2017  
TOWN OFFICES**

**MEMBERS PRESENT:** D. Wood, W. Potter, G. Chader, B. Day, V. Waldron, Alt.

**MEMBER ABSENT:** J. Mark

**OTHERS PRESENT:** Jeff Biasuzzi, Zoning Administrator, Khele Sparks, Dan Brown

The meeting was called to order at 7:03 pm 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**

**APPLICANT NESHOBE D&D LLC-2550 RTE 30 NORTH, (DBA LAKE BOMOSEEN LODGE)-  
CASTLETON- REQUEST FOR DEMOLITION, CHANGES OF USE AND/OR EXPANSION OF  
STRUCTURE.**

B. Day swore all interested parties in.

J. Biasuzzi explained that this is a 3 part permit application. The demolition of a number of buildings, conversion of a couple of cottages and third floor of restaurant into banquet facility and parking increase. One cottage will become the office and there will be six employees and they will have parking for up to 9 employees.

K. Sparks stated previous seating was 212, with renovations they have seating for 140 on two floors. The fire code is states 160 seats and a Health code seating of 155. The third floor was guest rooms. It will now be a banquet hall with 150 seating occupancy.

D. Woods clarified that they would be keeping the other floors open for the 140 seats.

K. Sparks replied Yes, this includes the indoor and outdoor seating.

J. Biasuzzi stated that the maximum allowed seating is 296. If using the town zoning rule for seating, 1 car to 3 people, a total of 96 parking spaces are required. The commercial requirements for parking are different. If the commercial calculation standard is used the total number of parking spaces needed is 96.

J. Biasuzzi has a concern about some of the parking spaces are located on a grassy area.

K. Sparks stated that those spots will probably hardly ever be used. He continued that paving that area will affect the run-off and have a larger impact on the environment than paving the area.

G. Chader asked if the grassy parking area was close to any neighbors and if they ever had to pave the grasses area, would they.

K. Sparks stated that they will be happy to pave or put crushed stone down.

W. Potter asked for a breakdown of the permit fees for this permit as he was not happy that the town is charging for the demolition of some buildings.

J. Biasuzzi instructed W. Potter to address this fee schedule with the Select Board.

D. Wood asked about cross walks.

K. Sparks replied that VTRANS will define what has to be done.

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

#### **DELIBERATIVE SESSION**

**MOTION:** D. Wood made a motion to go into Deliberative Session at 7:27pm. Seconded by W. Potter. All in favor. Motion Carried.

**MOTION:** W. Potter made a motion to exit Deliberative Session at 7: 33pm. Seconded by G. Chader. All in favor. Motion Carried.

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

#### **MINUTES FOR APPROVAL- NOVEMBER 7, 2017**

**MOTION:** G. Chader made a motion to approve the minutes of November 7, 2017. Seconded by D. Wood. All in favor. Motion Carried.

#### **OTHER BUSINESS**

J. Biasuzzi presented the members with a final draft of the Finding of Fact for the change of use for Green Mountain Baptist Church.

G. Chader had asked J. Biasuzzi to include the reasons why the property needed to get a permit.

Mr. Ryan had previously come in for a permit to add a roof over an existing porch. The applicant has decided not to put up a new roof over porch, but asked J. Biasuzzi if he would need a new permit to build a small 6 X 8 open porch over front door.

G. Chader replied along with other members of the group, that it indeed needs a new permit.

W. Potter asked about the upcoming J. Meigs permit for a microbrewery that J. Biasuzzi emailed the board about an upcoming permit, citing pg. 12, Section H, If a business is not listed in our zoning then it is not permitted.

J. Biasuzzi wanted to inform the Board that he is having a meeting with the Select Board regarding a possible "conflict of interest" as he was hired by Mr. Ryan to design the house.

W. Potter asked about a permit for the rental of the house next to the Century 21 office.

V. Waldron noted that there are people living in there without a permit.

D. Wood stated that they are in violation and are they getting a notice of violation.

J. Biasuzzi does not want to issue a violation as they are willing to come in and fill out a permit application. He also noted that he is a real estate agent for the company that owns the home.

**ADJOURN**

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

Respectfully

V. Waldron

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Date of Approval