

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
Minutes of November 29, 2016
Castleton Town Offices**

MEMBERS PRESENT: Gordon Chader, Bob Day, J. Mark, D. Woods

MEMBERS NOT PRESENT: D. Kirk Israel

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

The meeting was called to order at 7:05pm by B. Day

All interested parties were sworn in by B. Day

REQUEST FOR PERMIT EXTENSION

ROY NEWTON, 37 PARK ST. CASTLETON - Request for Permit #7775, Appeal #430 extension – Conversion of single family residence to a three (3) family. DRB approval date October 7, 2014. J. Biasuzzi stated that R. Newton was here to have his permit #7775 extended.

MOTION: G. Chader motioned to close the Public Hearing. Seconded by J. Mark. All voted in favor.

NEW BUSINESS

APPLICANT- LAPLACA, JAMES & SUE, 161 W. CRYSTAL HAVEN, CASTLETON- REQUEST for renewal of Permit # 7754, Appeal #421- DRB approved 10/21/14, for construction of a non-conforming structure on a pre-existing small lot.

J. Biasuzzi described that the permit has expired, no hardship is requested. A new permit is requested. J. LaPlaca received the original approval permit with the DRB.

J. Biasuzzi read the VT decision on the dock.

J. Burns asked the Board to deny the request due to a concern about a change in grade to the lake which drains water onto their property. He believes the deck is unpermitted and asked for its removal. He also has a complaint on the deck and boat lift.

J. Biasuzzi read the ANR investigation conclusion that the deck framing conforms to the VT exemption for decks.

MOTION: G. Chader made a motion to close Public Hearing. J. Mark seconded. All vote in favor.

APPLICANT: AMOIA, MARK & BONNIE, 3160 RTE 30 N, CASTLETON, (MCKERNON GROUP, AGENT) J. Cameron- agent – Request for addition to a non-conforming structure on a pre-existing small lot.

J. Biasuzzi described the project to the Board. The Board members reviewed the project.

MOTION- D. Wood made a motion to close the hearing. Seconded by G. Chader. All vote in favor.

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APPLICANT- VYAS, AVINASH, 203 HART-TOWERS RD, CASTLETON- Request for expansion for site plan review for change of use in a pre-existing small lot.

J. Biasuzzi outlined the project to the Board.

The applicant addressed the Board.

J. Mark reviewed Section 709A2.

F. Fazzino had a concern about the septic system. They have been residents since 1971, and the applicant's house has only been used seasonally. He is concerned that the year round use may endanger the well. There is a sewer available to connect to. He also states that their well and his well are very close to his property line.

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

APPLICANT – ROCO, LLC, AGENT ANTHONY PATORTI, 1 RTE 4A W, CASTLETON, VT-Request for site plan review for change of use in a pre-existing non-conforming building.

J. Biasuzzi informed the Board that this is for a change of use from office to commercial use for 1 space. There will be a site review.

A. Patorti stated that there are residences upstairs. He will occupy the front store front.

MOTION: J. Mark moved to close the hearing. Seconded by G. Chader. All vote in favor.

OTHER BUSINESS/CORRESPONDENCE- NONE

MINUTES FOR APPROVAL- OCTOBER 13, 2016.

MOTION: B. Day made a motion to approve the minutes of Oct. 13, 2016 with typo change. Seconded by J. Mark. All vote in favor.

The next meeting will be January 10, 2017 @ 7:00pm.

DELIBERATIVE SESSION

MOTION : G. Chader made a motion to enter into Deliberative Session. Seconded by D. Woods. All vote in favor.

MOTION: B. Day made a motion to exit Deliberative Session. Seconded by J. Mark. All vote in favor.

MOTION: J. Mark made a motion to adjourn. Seconded by D. Woods. All vote in favor.

Respectfully,

V. Waldron

Date of Approval