

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF SEPTEMBER 22, 2016
TOWN OFFICES**

MEMBERS PRESENT: R. Day, G. Chader, J. Mark

OTHERS PRESENT: J. Biasuzzi, Zoning Administrator, refer to attendance list.

The meeting was called to order at 7:00pm by B. Day.

All parties for applicants were sworn in by B. Day.

NEW BUSINESS

Applicant: Edward Davis, 97 Sand Hill Rd., Castleton- request to remove existing Mobile Home and construct a Single Family Residence with attached porch & carport.

J. Biasuzzi explained there is a single wide mobile home with a garage on the property now. Applicant will be removing those and constructing a 24 X 36 cabin. With a 10x 24 covered deck and 12 x 30 carport. There is sewer and water and it is a R20 zone. It is a non-conforming lot.

C. Chader asked if consideration is under 709.

J. Biasuzzi said yes, that it is non-conforming and that new setback and existing setbacks are non-conforming. The project can slide south.

J. Mark asked if there was any reason applicant had not moved it south.

E. Davis stated no, they would move it if needed.

J. Biasuzzi stated the max coverage that includes the deck and carport is 1464 sq ft. The new calculated coverage is 36 sq ft less.

B. Potter a neighbor stated that the size of the lot indicated on the permit is .54 acres is incorrect. If you go by the map in the application the lot is 100 ft. frontage and 75ft deep, which is 7500 sq. ft., divided by 43,560 ft in an acre you come up with a lot size of .17 not .54. It is a certified survey and has minutes and degrees on it. The project does not meet northern, eastern nor western setbacks.

J. Biasuzzi will look into the Lister's card.

K. Lenz stated in the 1970's his Dad owned and donated that property to Mr. Ducharme with the stipulation that it never be built on. It was donated for agriculture/garden use only. He states this is written in the deed. He does not have the deed.

B. Day asked K. Lenz to look for the deed.

J. Mark asked when the mobile home was placed on the property.

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E. Davis stated in the 1970's.

B. Day asked J. Biasuzzi to do some research on the lot size and deed.

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

OTHER BUSINESS:

J. Biasuzzi introduced Jonathan Meigs who is considering an application for a microbrewery/pub in the vacant space at 596 Main Street (adjacent to Birdseye Diner). They will be serving food from the Birdseye Diner and alcohol.

J. Biasuzzi stated that the issue was whether or not the vacant lot behind the diner is affiliated with the parcel. The key is does the Birdseye Diner have any off street parking.

J. Mark asked where else Mr. Meigs would be serving/selling alcohol.

J. Meigs stated he would possibly also be serving/distributing to The Castleton Deli/Blue Cat and the seating capacity would be 30 customers and 3 employees.

J. Mark asked J. Biasuzzi to look into other towns and see how they handled incorporating Brewers into their towns.

J. Biasuzzi explained to Mr. Meigs that he would have to go before the DRB and Select Board. If those Board's were on board with the idea it could still possibly be 4 – 6 months for approval, if not, it could be up to 12-18 months.

CAROLINE DEVLIN- Board concurs with J. Biasuzzi.

APPROVAL MINUTES- SEPTEMBER 1, 2016.

MOTION- G. Chader made a motion to approve the minutes of September 1, 2016 meeting. Seconded by J. Mark. All in favor. Motion Carried.

OLD BUSINESS- None

MOTION: G. Chader made a motion to enter in Deliberative Session at 8:15pm. Seconded by J. Mark

MOTION: J. Mark made a motion to excite Deliberative Session at 8:30pm.

ADJOURN: J. Mark made a motion to adjourn the meeting at 8:31pm. Seconded by C. Chader.
All in favor. Motion Carried.

Respectfully,

V. Waldron

Date of Approval

DRAFT