

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF OCTOBER 13, 2016  
TOWN OFFICES**

**MEMBERS PRESENT:** R. Day, G. Chader, K. Israel, 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.

**AGENDA FOR APPROVAL**

**MOTION:** K. Israel made a motion to approve the agenda with a change of moving E. Davis hearing to later in meeting. Seconded by G. Chader  
All in favor. Motion Carried

**NEW BUSINESS**

**APPLICANT; JAMES & CATHY ROTONDO, 1149 W. CREEK RD, REQUEST FOR WAIVER OF SIDE SETBACKS ON A PRE-EXISTING NON-CONFORMING LOT TO CONSTRUCT A 26' X 32' +/- ADDITION TO AN EXISTING SINGLE FAMILY RESIDENT. R-40.**

J. Biasuzzi stated that there is an old permit from 2008 that was granted, but applicants never built that addition. The new addition is smaller than the original one. It is a 26' X 32' single floor addition, includes a sunroom, kitchen pantry and ½ bath.

G. Chader asked if the lots have been combined. J. Rotondo stated that they are combined.

J. Biasuzzi stated that they needed to be 50 ft from the front line. J. Rotondo stated they would correct that setback.

J. Biasuzzi asked applicant to finalize that change on the drawing and send it in and it would be attached to the permit.

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

**APPLICANT: DANIEL & MICHELINE PELLEIN, 375 E. CREEK DRIVE, CASTLETON- REQUEST FOR A SUBDIVISION OF 4 LOTS ( LOT 1 = 2.07; LOT 2=4.06, LOT 3=2.02, LOT 4= 4.02).**

J. Biasuzzi stated that this is not a simple parceling, it is a small subdivision. He stated

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that there were two plans, one included 3 lots and one was for 4 lots and asked the applicants which plan they were going with.

D. Pellerin replied they would be using the 4 lot plan.

J. Biasuzzi also stated that the right of way would be included in Lot 2.

J. Woodbury had a concern about the increased traffic and if speed limit signs could be placed on the street. He feels that with the right of way and new houses the traffic would increase, and there are two dangerous turns on the street.

J. Biasuzzi stated that he would bring J. Woodbury's concerns to the attention of the Castleton Police Dept. and the Town Manager.

J. Woodbury also had a concern about the maintenance of the right of way.

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

**CONTINUED FROM SEPTEMBER 22, 2016 MEETING**

**APPLICANT: EDWARD DAVIS, 97 SAND HILL RD., CASTLETON – REQUEST FOR WAIVER OF SETBACKS & LOT COVERAGE ON A NON-CONFORMING LOT TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE WITH 2 ATTACHED PORCHES & COVERED CARPORT. ZONE R-20.**

J. Biasuzzi stated that there were 2 events that were in question. The first was brought up by K. Lenz, who stated that when the land was donated from his father to Mr. Ducharme the deed stated that the lot could never be built on and only used for agriculture purposes.

J. Biasuzzi researched this event and states that the deed does not reference any limit of use or any reference to power line issues.

The 2<sup>nd</sup> event was the actual square footage of the lot. The Lister card states that the lot is a ½ acre lot and W. Potter brought up the lot is only 75' x 100' that is a non-conforming lot and they will never meet the setback on the East & West sides of the lot.

The Board members were referred to Section 709-A3. The Board spent time discussing and measuring the lot coverage, house coverage, house location in regards to this particular zoning rule. They decided they needed additional information.

K. Israel stated that if the house was moved to a more central location on lot the side setbacks would be meet.

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E. Davis stated that they would do that.

The board asked that they reposition the residence and bring back the new plan for review.

**MOTION:** G. Chader made a motion to close the hearing. Seconded by J. Mark

**MINUTES FOR APPROVAL- SEPTEMBER 22, 2016**

**MOTION:** J. Mark made a motion to approve the minutes of Sept. 22, 2016. Seconded by G. Chader. All in favor. Motion Carried.

**DELIBERATIVE SESSION**

**MOTION:** K. Israel made a motion to enter in Deliberative Session at 8:20pm. Seconded by J. Mark. All in favor. Motion Carried.

**MOTION:** K. Israel made a motion to exit Deliberative Session at 8:45pm. Seconded by J. Mark. All in favor. Motion Carried.

**ADJOURN:** K. Israel made a motion to adjourn the meeting at 8:55pm. Seconded by J. Mark. All in favor. Motion Carried.

Respectfully

V. Waldron

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Date of Approval