

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD  
MEETING OF APRIL 2<sup>ND</sup>, 2013  
AT THE CASTLETON TOWN OFFICE**

**MEMBERS PRESENT:** George Pritchard, John Hale, Joe Mark (Alternate), Ted Molnar, Bob Day, Gordon Chader

**MEMBERS NOT PRESENT:** None

**OTHERS PRESENT:** David Skidmore, Zoning Administrator; see attached listing

Meeting called to order at 7:00 P.M by Chairman G. Prichard

**New Business:**

**Applicant: Dean Goldberg/ Stephen Kelley, 731 Cedar Mountain Rd, Castleton- Request for renewal of expired Permit #6057 dated 3/16/06 to rebuild a Non-conforming structure with Conforming Use. Variance may be required.**

D. Skidmore stated that in 2005, the applicants proposed a nearly identical building to the current proposal to replace an existing camp. The Planning Commission at the time recommended the Select Board change the zoning to allow 2<sup>nd</sup> stories to not increase non-conformity. This was changed in 2006. The current zoning is from 2007. After the permit was granted in 2006, the applicant began constructing the foundation and a front deck, upon which construction ceased. He also stated the board must decide whether to review the application under current zoning or under the zoning from 2006. He stated the lot is in the R40 district with an onsite septic that was new in 2006. The lot-size is .42 acre which is non-conforming. Lot coverage is not an issue. He stated that the issues are the setbacks and the proposed attic. There is a limit of 2 stories about the basement in current zoning. He also stated the board must consider whether to view the foundation as the footprint, or the old camp even though it has been gone for 5 years. He stated that the proposed deck intrudes the 50 foot setback, and the left side of the deck also intrudes the side setback. The balconies on the second floor are also quite close to the property lines. He noted that he did receive a letter from A. Arquette-Felder, the abutter on the left side, expressing concerns.

D. Goldberg stated that they had a lengthy hearing in 2005 before being granted the permit. He stated that after the construction began, the economy turned, and they were unable to complete construction. He stated that they are ready to start again, and did not realize the permit had expired, and simply wants the permit re-instated.

G. Chader asked if the foundation is consistent with the permit that was granted. D. Goldberg responded that it was, and that the plans are exactly the same as proposed in 2006.

S. Kelley noted that the attic is proposed to mechanical in nature, and there will be no living space. He also noted that the height of the structure is within the 38 foot limit.

J. Mark noted that the dormers appear to go well into the attic.

D. Skidmore asked if the balconies would be completely cantilevered. D. Goldberg stated that they would be.

A. Arquette-Felder expressed concern about exiting the deck so close to her property line. She also expressed concern over run-off on to her leach field.

S. Kelley noted that the previous camp had no drainage. The proposed home has an approved drainage system to the lake. He stated that the property will drain much better than before, and roof water will be addressed by gutters.

**MOTION**

Motion to close by G. Chader. Seconded by J. Hale. All in favor. So voted.

**OLD BUSINESS**

**Applicant: Fred and Susan Field (dba The Lakehouse), 3569 Route 30 North, Castleton- Request for a post construction variance permit for a 19 ½ x 42' roof over deck. Variance to setback and lot coverage provisions.**

B. Burns and D. Skidmore both stated they had no new information to present.

B. Burns stated that any step backward would risk serious financial problems for the business, and could lead to closure.

G. Prichard asked for clarification regarding the parking issue. B. Burns stated that they are permitted for 8-40 foot dock spaces. G. Chader stated that amounts to 96 plus cars, which comes to 213, but then employee parking and the apartment parking must be deducted, ultimately leading to a limit of 174 patrons.

R. Newton stated that he has gone to the Lakehouse for many years, and urged the board to find a way to working with B. Burns in the public interest.

**MOTION**

Motion to close by G. Chader. Seconded by B. Day. All in favor. So voted.

**Other Business**

None

**Minutes for Approval- April 2<sup>nd</sup>, 2013**

J. Hale made a motion to approve the minutes of April 7<sup>th</sup>, 2013. B. Day seconded. All in favor. So voted.

**Deliberative Session**

**MOTION**

G. Chader made a motion to enter deliberative session at 8:15 P.M. Seconded by J. Mark. All in favor. So voted.

**MOTION**

J. Hale made a motion to exit deliberative session and adjourn the meeting at 9:00 P.M. Seconded by T. Molnar. All in favor. So voted.

Submitted by Brittany Gilman

John Hale, Clerk

\_\_\_\_\_  
Date of Approval