

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
MEETING OF OCTOBER 1ST, 2013
CASTLETON TOWN OFFICE**

MEMBERS PRESENT: John Hale, Gordon Chader, Joe Mark

MEMBERS NOT PRESENT: Bob Day, George Prichard

OTHERS PRESENT: see attached list

The meeting was called to order at 7:00 P.M by G. Chader

New Business

Applicant: Cichonowicz, Paul, 1054 Cedar Mountain Road, Castleton- Request for approval for Expansion of a Non-conforming Structure with Conforming Use & Setbacks

J. Thomas stated that the request is for a porch with a deck and handicap access across the deck. The parcel is in the R40 district, and the setbacks are a problem. The lake setback is 45 feet, and 50 feet is required.

G. Chader asked if the deck will be covered. P. Cichonowicz stated that it would be open.

J. Thomas stated that the deck also allows a second egress from the home, and a handicap ramp.

P. Cichonowicz noted that they lost 7 feet of frontage due to lake erosion.

G. Chader asked if there was a need for the handicap access. P. Cichonowicz stated that there will be in the near future due to a diagnosis.

J. Mark asked if there is any history related to property erosion and changing setbacks. J. Thomas stated that he did not know of any.

MOTION

Motion by J. Hale to close the hearing. Seconded by J. Mark. All in favor. So voted.

Ward, Kenneth & June, Castleton- Request for waiver of side setback for an addition to existing building

J. Thomas stated that the lot is 2.01 acres and is located in RR2A. The home was built prior to zoning and is 23 feet from the road. The proposed mudroom is within the 50 required setback.

G. Chader asked if there is a reason for the location of the mudroom. K. ward stated that is where the entrance is.

MOTION

Motion to close the hearing by J. Mark. Seconded by J. Hale. All in favor. So voted.

Other Business

J. Hale stated that G. Trudo appealed the decision of the DRB regarding the town office being an essential services. He also stated that he spoke to the VLCT and that there is provision for almost any citizen to appeal such a decision.

J. Thomas asked if an applicant has a covered porch if they can enclose it without a permit. G. Chader stated yes, unless there were conditions on the original permit.

Minutes for Approval- August 20th and September 3rd, 2013

MOTION

J. Hale made a motion to approve the minutes of August 20th and September 3rd, 2013. Seconded by J. Mark.

All in favor. So voted.

Deliberative Session

MOTION

Motion to enter deliberative session by J. Hale. Seconded by J. Mark. All in favor. So voted. The board entered deliberative session at 7:25 P.M.

MOTION

Motion to exit deliberative session by J. Hale. Seconded by J. Mark. All in favor. So voted.

Adjournment

MOTION

Motion to adjourn by J. Hale. Seconded by J. Mark. All in favor. So voted. The meeting was adjourned at 8:00 P.M.