

TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
Minutes of March 7, 2017
Castleton Town Offices

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

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

The meeting was called to order at 6:30PM by Chairman R. Day

All interested parties were sworn in by B. Day

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES OF FEBRUARY 14, 2017

MOTION: G. Chader made a motion to approve the minutes of Feb. 14, 2017 as amended.
Seconded by D. Wood. Approved with changes as amended: Page 2, line 4 change "quantity"
to "number", line 19- add "G. Trudo stated that "J. Mark..., line 25, 2nd sentence-add: "G. Trudo
continued on "stating ...; Page 3 add " **MOTION:** G. Chader made a motion to close the
hearing. Seconded by D. Wood. All in favor. Motion Carried.

VOTE: IN FAVOR; B. Day, G. Chader, D. Wood- **ABSTAIN-** J. Mark

NEW BUSINESS:

APPLICANT: FELLOWSHIP BIBLE CHURCH, 1308 RTE 30 N, CASTLETON, (AGENT: LARRY MCKENNA)-REQUEST TO CONSTRUCT AN ADDITION TO EXISTING CHURCH WITH THE SITE PLAN REVIEW.

The Board had no questions regarding the application.

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

J. Biasuzzi asked the attendees if they wanted to talk about the application.

J. Biasuzzi did acknowledge that the certified letter that went out stated 7:00pm meeting and agenda stated 6:30pm.

J. Biasuzzi asked the Chairman if he would allow testimony by the public.

R. Day allowed testimony by attendee.

B. Boss questioned the "denied" on the copy of the application he received with the letter

J. Biasuzzi explained that the when an application is presented to the Zoning Admin. , because this requires a "conditional use" permit, he is not allowed to issue a permit. Therefore, it gets

“denied” and moves forward to the Board for a public hearing. He continued that the Church has to receive other permits from the State of Vermont.

Pastor J. Longaker stated that this addition will be replacing the gathering room. It will be extended 50 feet going toward the road.

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

NEW BUSINESS- SANDRA MAY JACKSON REVOCABLE TRUST (SANDRA MAYO, TRUSTEE), BELGO ROAD, CASTLETON-REQUEST FOR SIMPLE PARCEL WITH ACCESS BY PRIVATE ROW AND CONSTRUCTION OF AN ACCESSORY BUILDING.

J. Biasuzzi stated that the Mayo Trust owns a large amount of land that sits in three towns. There are about 150 acres in Castleton. There is an old farmhouse at the beginning of property at the end of Belgo Road which will be torn down. There is also a guest cottage over the garage. The original homestead is in disrepair. S. Mayo received a simple parcel permit 14 years ago in May, for 5 acres which was approved by the Zoning Officer. They never applied for the required ROW access and it never went to the Board. She had to increase the parcel to 7 acres to comply with waste water subdivision permit and surveyed out the legal ROW. The remaining land South and East of simple parcel are being sold. The Board has to approve the legal access.

G. Chader stated that the Board is only interested in the 7 acres and the ROW.

J. Biasuzzi stated that the accessory structure will double in size.

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

DELIBERATIVE SESSION

MOTION: J. Mark made a motion to go into Deliberative Session with the Zoning Administrator. Seconded by G. Chader. All in favor. Motion Carried.

MOTION: D. Wood made a motion to come out of Deliberative Session. Seconded by J. Mark.

ADJOURN:

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

Respectfully

V. Waldron

Date of Approval