

TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
Tuesday, December 17, 2019 at 7:00pm
Castleton Town Hall
263 VT – 30
Bomoseen, VT 05732

PRESENT: Robert Day, Development Review Board Member; Don Wood, Development Review Board Member; Bruce Longtin, Development Review Board Member; Joseph Mark, Development Review Board Member; Pat Keller, Development Review Board Member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary; Eric Dutil; Toni Girardi; Joel Iannuzzi; Melinda Quinn

CALL MEETING TO ORDER

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

APPROVAL OF AGENDA

Mr. Mark made a motion to approve the Agenda. Mr. Longtin seconded the motion. All were in favor, the motion passed.

APPROVE MEETING MINUTES & DECISIONS OF November 5, 2019

Mr. Mark made a motion to approve the meeting minutes of November 5, 2019 with the corrections noted. Mr. Wood seconded the motion.

1. The language in the first decision should read as follows:
The Development Review Board does not approve the originally proposed porch on the North side but does allow a screened in porch which will maintain the 15ft setback requirement as noted in section 709 A2.

Mr. Day call the question. All were in favor and the motion passed.

PERMIT APPLICATION #8079 & DRB #524 – Site Plan Review for a fence: *Eric Dutil*

Mr. Rosenthal noted that the applicant was present and had an additional exhibit to provide to the DRB. Mr. Rosenthal noted that all neighbors were notified of this meeting and a copy of the relevant zoning regulations was provided to the Board with the permit application.

The purpose of this fence is privacy for Mr. Dutil. The fence is along the northern property line, the fence will be less than 2 inches from the front corner of Mr. Dutil's neighbor's porch and approximately 17 feet from the corner of the neighbor's back deck. The fence will be 10 feet in 2 sections and 8 feet in the middle. The height difference is to allow for ground contours, the top of the fence will be a straight line. Mr. Dutil noted that the height is for first story and yard privacy.

Mr. Keller noted that Mr. Dutil could build a 6-foot fence with no permit at this time.

Mr. Dutil's neighbor, Mrs. Quinn and her attorney Mr. Iannuzzi presented a slide show of how a fence of the stated height at the identified location would impact Mrs. Quinn's views of Lake Bomoseen. Mr. Iannuzzi identified regulations that he felt supported Mrs. Quinn's objection due to undue adverse effect.

The slide show presentation identified the height of the proposed fence compared to Mrs. Quinn's house. Photographs showed that the proposed fence would block ½ to ¾ of the windows along the southern side of Mrs. Quinn's property. The location of Mrs. Quinn's house relative to the property line was a concern. On the west side of the house, the view through the deck railing close to the house on the south side would be blocked. It was also noted the proposed fence would block light from reaching a screened in porch under the deck in the rear of the house. Mrs. Quinn feels that the fence would reduce the value of her property.

Mr. Wood made a motion to close the hearing at 8:05 p.m. Mr. Mark seconded the motion. All were in favor and the motion passed.

PERMIT APPLICATION #8080 & DRB #525 – Site Plan Review for a building: *Eric Dutil/Green Mountain Wake Sports*

Mr. Dutil was sworn in for testimony.

Mr. Longtin noted that the application for a 25 foot by 27-foot addition at 87 Route 4A West, appeared to meet lot coverage and setback requirements. The previous application for a 50-foot by 40-foot addition did not.

The purpose of this addition will be for storage of company and personal items, auto/marine for sales and detailing.

There were no questions from the Board.

Mr. Wood made a motion to close the hearing and enter Deliberative Session at 8:19 p.m. Mr. Mark seconded the motion. All were in favor and the motion passed.

DELIBERATIVE SESSION

Mr. Mark made a motion to exit Deliberative Session at 8:40p.m. Mr. Wood seconded the motion. All were in favor and the motion passed.

DECISIONS

Mr. Mark made a motion to approve permit application #8080 & DRB #525 contingent upon submission of a corrected site map. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Mr. Mark made a motion to deny permit application #8079 & DRB #524 on the basis of the provisions of section 807c specifically in regard to its failure to achieve maximum compatibility with the adjacent property. Mr. Longtin seconded the motion. All were in favor and the motion passed.

ADJOURN

Mr. Mark made a motion to adjourn the Development Review Board meeting at 8:45 p.m. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary