

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF MARCH 17, 2016
TOWN OFFICES**

MEMBERS PRESENT: R. Day, G. Chader, G. Pritchard, J. Hale

MEMBERS ABSENT: J. Mark

OTHERS PRESENT: J. Biasuzzi, Zoning Administrator, refer to attendance list

The meeting was called to order at 7:00 pm by G. Pritchard.

All parties for applicants were sworn in by G. Pritchard.

**NEW BUSINESS: APPLICANT: JOHN & MARTHA CLIFFORD, 27 CAMPBELL RD, CASTLETON-
REQUEST FOR WAIVER FOR FRONT SETBACK TO CONSTRUCT AN 18 X 22 ACCESSORY
BUILDING ON A NON-CONFORMING PARCEL.**

J. Biasuzzi stated the applicants have 2 parcels side by side on a private road, both are non-conforming lots. Lot 9 (37 Campbell Rd) is a ranch house where applicants reside and it has a garage. Lot 10 (27 Campbell Rd) is a cape style home and applicants would like to build a garage on this property.

J. Biasuzzi entered into testimony a letter from Elizabeth & Brad Bird (abutting owners) who are not in favor.

J. Clifford commented on the letter and stated he felt the neighbors were confused about what part of the road they were talking about.

J. Hale asked if the "right of way" was the same for a public road as a private road.

G. Chader stated that there is a 40 ft. setback on the front.

J. Biasuzzi states that, in 2010, the replacement house for this lot site was granted a site variance.

J. Clifford stated that they received a variance in 2007 to build their other garage (on 37 Campbell Rd.).

G. Pritchard stated that they did not receive variance, the Findings of Facts states that the garage did meet all setbacks for approval.

G. Chader stated that the garage is an accessory building.

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M. Clifford stated that most lake lots are non- conforming which limits what can be done by residents.

G. Pritchard explained that if residents do not like the decision made by the Board, the recourse is to bring it to the Environmental Court. The Board and town have to abide by their decision.

G. Chader stated that the accessory building will not fall under the definition of “essential use”.

J. Biasuzzi stated that they can appeal the Board’s addition writhing 30 days to the Environmental Court; there are lawyer and court fees involved.

G. Pritchard stated their choice was to close the hearing and wait for decision or to keep the hearing open and come back to Board with changes to comply with regulations.

MOTION: B. Day made a motion to close the hearing. Seconded by J. Hale
All in favor. Motion Carried.

MOTION: J. Hale made a motion to approve the minutes of April 3, 2016 as presented.
Seconded by G. Chader. All in favor. Motion Carried.

MOTION: G. Chader made a motion to go into Deliberative session at 7:50pm. Seconded by J. Hale. All in favor. Motion Carried.

MOTION: B. Day made a motion to come out of Deliberative session. Seconded by J. Hale.
All in favor. Motion Carried.

As the Board may lack a quorum on 4/7/2016, next meeting for the DRB will be April 21, 2016.

MOTION: B. Day made a motion to adjourn the meeting. Seconded by G. Chader.
All in favor. Motion Carried.

Respectfully

V. Waldron

Date of Approval