

CASTLETON DEVELOPMENT REVIEW BOARD
February 1, 2022 – 7:00 PM
Castleton Town Office
263 VT Route 30, Castleton

Present: Board Members: Sean Steves (via Zoom), Don Wood, Laura Sargent and Pat Keller.
Others in attendance included: Richard Pontillo, Applicant
In attendance via Zoom: Michael George, Applicant, Allison Harvey, Recording Secretary,
Wayne Pickett

Call Meeting to Order

Meeting was called to order by D. Wood at 7:02pm.

Approve Agenda

D. Wood made a motion to approve the agenda as presented. L. Sargent seconded. All voted in favor. So voted.

Approve Minutes of October 19, 2021

D. Wood made a motion to approve the minutes of October 19, 2021. Laura Sargent seconded. Page 3 conditions All voted in favor. So voted.

Witnesses for the applications to be heard were sworn in at this time.

Permit #8197 – Richard Pontillo. J. Rosenthal explained this permit application is for the expansion of non-conforming structure and fact the parcel in 2009 received a variance expansion of non-conforming structure, which had nothing to do with this project and was approved under Section 709. This proposal is an addition that is an area that was previously approved. He believes they need to at least meet existing setbacks or move it over. With the addition it will have a lot coverage of 15%.

The applicant stated he is requesting a 15x15 four seasons addition. The back wall is on the 15-foot horizontal section to road, the actual distance of the back wall to the road is still within guidelines originally had 55 feet but is now 86 feet. Measurement to the brook is 27-28 feet and should be 30. Right now, the corner of existing building is 28.9 feet, so already non-conforming. The applicant asked if he can move the proposed addition in two feet if he can get a permit. It was stated if it could be moved over, as existing is already non-conforming, it was felt the request needs to be within required setbacks. It would be a closed in addition on piers.

After brief discussion the hearing was concluded. J. Rosenthal stated he will not be in Thursday, but will be in touch and let applicant know what the decision of the board is.

Permit #8198 – Michael George. J. Rosenthal gave an overview of the application, same consideration as the last, is a non-conforming structure that has previously been before the

DRB in 2007 under Section 709, there was an application for the expansion of conforming use but didn't meet setbacks for a front porch. This current proposal does not change the footprint of the building, only changes living space of dwelling. The applicant is asking for a 12 x 22 deck addition, would remove the existing deck, the driveway is at a slope, the only way to allow for the addition is to follow a roofline, which is a problem for the entrance. The existing deck is support for the addition. Brief discussion on the proposal, and the impact on footprint.

Hearing was concluded and J. Rosenthal explained the board will address the permit in Deliberative Session and he would let the applicant know what the decision is.

Proposed Meeting with the Planning Commission to review the Zoning Ordinance Revisions

J. Rosenthal stated he had put a notice in the paper for a meeting on February 15th, but he didn't know Ed Bove would not be available, so they have to work out a date for the DRB, Planning Commission and Mr. Bove to meet. They need feedback on the proposal for changes in zoning regulations. Before a municipal planning grant, they came up with two pages of changes, in March of 2020 is when they started, working in between meetings and they had to amend the ordinance, had multiple applications and hearings for solar arrays, wind proposals, and not every meeting took care of zoning, so he is trying to schedule both boards and Mr. Bove, to identify issues of each board. It was stated that there is a lot that has moved around, a lot to follow, and a lot to consider. They are using one that was adopted in June of 2001, so they need to address the changes. Brief discussion on schedules and when each committee is available.

7:43 pm - Enter Deliberative Session

D. Wood made a motion to enter Deliberative Session to address Permit #8197 and 8198 to include the board and J. Rosenthal. L. Sargent seconded. All voted in favor. So voted.

8:42 pm – Exit Deliberative Session

D. Wood made a motion to exit Deliberative Session. L. Sargent seconded. All voted in favor. So voted.

The board asked J. Rosenthal to get them the Planning Commission minutes and a written statement for interpretation of Section 709, A5. No decision was made on the hearings of Permit #8197 and 8198 and will be continued on February 15, 2022.

New Business

The Zoning Ordinance draft dated December 14, 2021 was briefly discussed and it was decided questions from the member would be sent to J. Rosenthal for the Planning Commission to consider.

J. Rosenthal provided information on the Stone Mill Solar project with brief discussion.

The Board discussed other permits the DRB feels J. Rosenthal can approve without bringing them before the DRB for review and approval.

9:23 pm – Adjourn

L. Sargent made a motion to adjourn the meeting. D. Wood seconded. All voted in favor of the motion. So voted.

Respectfully Submitted

Allison Harvey, Recording Secretary

DRAFT