

**CASTLETON DEVELOPMENT REVIEW BOARD**

**February 15, 2022 – 7:00 PM**

**Castleton Town Office  
263 VT Route 30, Castleton**

**Zoom Meeting Link:**

**[https://us02web.zoom.us/rec/share/PnyKmE8u93HmF4jH9IXU\\_gzb0z1GohUM7CBt\\_20eyrf0U59MhPEybnRzUgFLTkk.PyZlbP\\_XP7e2\\_QH1](https://us02web.zoom.us/rec/share/PnyKmE8u93HmF4jH9IXU_gzb0z1GohUM7CBt_20eyrf0U59MhPEybnRzUgFLTkk.PyZlbP_XP7e2_QH1)**

**Present:** Board Members: Sean Steves, Don Wood, Laura Sargent and Pat Keller. Others in attendance included: Scott Harrison, Applicant, Adam Pelkey, McKernon Representative  
In attendance via Zoom: Allison Harvey, Recording Secretary,

**Call Meeting to Order**

Meeting was called to order by D. Wood at 7:00pm.

**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 February 1, 2022**

D. Wood made a motion to approve the minutes of February 1, 2021. Laura Sargent seconded. Page 1 – P. Keller should be one calling meeting to order, not D. Wood. All voted in favor. So voted.

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

**Permit #8200 – Scott Harrison**

J. Rosenthal explained the application, indicating it meets lot coverage and is not quite up to the maximum lot coverage allowed of 15%. In 2016 the property was approved for a deck of 304 sq ft. The proposed addition is not being built off of the addition, it is off from the original structure, and meets current setbacks of 30'. The addition is adding a new bedroom and is replacing an existing bedroom, the existing bedroom will become a home office. The property has an existing private septic designed for 2 bedrooms.

Adam Pelkey addressed the revisions to the entry roof, retaining walls and staircase being rebuilt is based on current location of structures. D. Wood asked if the existing structure is not conforming. J. Rosenthal stated the structure is not nonconforming, but the lot size is non-conforming, the lot is .56 acres and is located in 40,000 sq feet zone. The existing house is

1,200 sq ft., proposed addition is about 500 sq ft. Board reviewed application and consent form for McKernon group to submit the application for the property owner.

Hearing Closed: D. Wood made to close the public hearing on Permit #8200. L. Sargent seconded. All voted in favor. So voted.

**7:15 p.m. Enter Deliberative Session**

D. Wood made a motion to enter deliberative session to include J. Rosenthal. L. Sargent seconded. All voted in favor. So voted.

**8:20pm – Exit Deliberative Session**

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

**Permit #8197 - Pontillo**

L. Sargent made a motion to approve Permit #8197 as presented with the condition that the lower right hand corner of the proposed 15 x 15 be no less than 29.8 feet from the right side setback. D. Wood seconded. All voted in favor. So voted.

**Permit #8198 - Michael**

L. Sargent made a motion to approve Permit #8198 as presented to the DRB. S. Steves seconded. All voted in favor. So voted.

**Permit #8200 - Harrison**

L. Sargent made a motion to approve Permit #8200 as presented to the DRB. D. Wood seconded. All voted in favor. So voted.

**New Business – Set a date for Proposed Meeting with the Planning Commission to review the Zoning Ordinance Revisions dated December 14, 2021**

No meeting date has been set yet, need to wait on suggestions and revisions. J. Rosenthal is to send a digital copy of the document to the board members so they can review the first 36 pages in the next two weeks and provide suggested changes/revisions to J. Rosenthal.

**8:28pm – Adjourn**

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

Respectfully Submitted

Allison Harvey, Recording Secretary

DRAFT