

TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
Tuesday, November 5, 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.

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. Wood seconded the motion. All were in favor, the motion passed.

APPROVE MEETING MINUTES & DECISIONS OF OCTOBER 1, 2019

Mr. Mark made a motion to approve the meeting minutes of October 1, 2019 with the corrections noted. Mr. Longtin seconded the motion.

1. In the 2nd line of the 2nd page, Mr. Mark's name is spelled incorrectly.
2. Under Adjourn, the word recess should replace adjourn in the motion.

All were in favor and the motion passed.

CONTINUED PERMIT APPLICATION #8070 & DEVELOPMENT REVIEW BOARD 523: *Howard & Christine Smith*

Recap: An issue was noted with the proposed addition of several feet of a screened in porch on the north side of the property. The addition would increase the footprint beyond that which is already non-conforming according to section 709.A2. If the design removed 3 feet and maintained the original footprint, it would be within the 15foot setback requirement.

The Development Review Board discussed with Mr. Smith the issue of the setback for the proposed enclosed porch. The proposed porch is 10'x19', to meet regulations it would need to be 7'x19'. All other aspects of the permit application were acceptable.

Mr. Smith shared with the Development Review Board that he would modify his plan to keep the porch 7 feet wide, thus adhering to the 15ft setback requirement. Mr. Smith has not decided if he will keep the angled, non-conforming piece of the porch but would like to have the option.

Mr. Smith noted that he would like to add a bulkhead to the plans but was unsure if a permit was required. The bulkhead would only stick out 6 to 8 ft, matching the size of the proposed foyer.

Mr. Wood stated that the bulkhead should be documented as it is a non-conforming property but does not believe a permit is necessary.

Mr. Smith drew the bulkhead structure on the original permit application that Mr. Rosenthal had.

DELIBERATIVE SESSION

Mr. Mark made a motion to close the hearing and enter Deliberative Session at 7:17 p.m. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Mr. Longtin made a motion to exit Deliberative Session at 7:25 p.m. Mr. Mark seconded the motion. All were in favor and the motion passed.

DECISIONS

Mr. Mark made a motion to approve permit # 8070 with the following qualifications:

- 1. The Development Review Board does not approve the porch on the North side but do allow a screened in porch which will maintain the 15ft setback requirement as noted in section 709 A2, unless the reconstructed area falls within the current footprint.**
- 2. The Development Review Board does approve the Foyer and addition of a bulkhead.**

Mr. Longtin seconded the motion. All were in favor and the motion passed.

ANY OTHER BUSINESS

Mr. Mark asked that in the future, if an applicant wishes to make changes to the original drawings submitted with an application that the applicant provide new, dated drawings.

Mr. Rosenthal had no other business to discuss at this time.

ADJOURN

Mr. Mark made a motion to adjourn the Development Review Board meeting at 7:30 p.m. Mr. Longtin seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary