

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD
MEETING OF FEBRUARY 19th, 2013
AT THE CASTLETON TOWN OFFICE**

MEMBERS PRESENT: George Pritchard, Gordon Chader, John Hale, Joe Mark (Alternate), Ted Molnar,
Bob Day

MEMBERS NOT PRESENT: None

OTHERS PRESENT: David Skidmore, Zoning Administrator; see attached listing

Meeting called to order at 7:00 P.M by Chairman G. Prichard

Old Business:

William and Stephanie Schall (Eric Dutil, Agent), 232 Little Rutland Rd, Castleton- Request to remove and reconstruct a non-conforming residence on same footprint with the addition of second story and basement. R-40.

MOTION

Motion by G. Chader to re-open the hearing. Seconded by B. Day. All in favor. So voted.

E. Dutil presented a new plan involving less than 300 square foot of deck including a walkway, and a 6x8 covered porch over the east entry. He stated the smaller deck will comply with setbacks, and the added small roof is well within setbacks.

D. Skidmore verified that any decks not on the application currently in existence would be removed. E. Dutil responded that they would be.

D. Skidmore stated that the proposed structure is centered on the lot with a footprint of the same size with an exempt deck added. He also stated that the proposed 6x8 roof area meets setbacks and lot coverage requirements, so he sees no problems with the application as presented.

J. Hale asked about removal of trees. E. Dutil stated that some unhealthy and leaning trees would be removed, but there would not be removal of any large, healthy trees.

MOTION

Motion to close the hearing by J. Hale. Seconded by G. Chader. All in favor. So voted.

Continued Discussion-

Applicant: Frederick and Susan Field (dba The Lakehouse), 3569 Route 30 North, Castleton- Request for a post construction variance permit for a 19 ½ x 42' roof over deck. Variance to setback and lot coverage provisions.

The applicant was not present at the hearing.

MOTION

Motion to continue the hearing until March 5th, 2013 by J. Hale. Seconded by G. Chader. All in favor. So voted.

Other Business

None

Minutes for Approval- February 5th, 2013

G. Chader made a motion to approve the minutes of January 15th, 2013. T. Molnar seconded. All in favor. So voted.

Deliberative Session**MOTION**

T. Molnar made a motion to enter deliberative session at 7:25 P.M. Seconded by J. Hale. All in favor. So voted.

MOTION

J. Hale made a motion to exist deliberative session and adjourn the meeting at 7:45 P.M. Seconded by G. Chader. All in favor. So voted.

The meeting was adjourned at 7:45 P.M.

Submitted by Brittany Gilman

John Hale, Clerk

Date of Approval