

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD  
MEETING OF November 5th, 2013  
CASTLETON TOWN OFFICE**

**MEMBERS PRESENT:** Gordon Chader, Joe Mark, George Prichard, Bob Day

**MEMBERS NOT PRESENT:** John Hale

**OTHERS PRESENT:** Jeff Biasuzzi, Zoning Administrator

The meeting was called to order at 7:00 P.M by G. Prichard

**New Business**

**Applicant: Brown, Edward & Georgina (D. Kirk Israel, Agent), 37 Castleton Meadows, Castleton-  
Request for a Site Plan Review for change of use from professional office to church**

K. Israel stated that he has been the preacher at the Castleton Church of Christ since 2009. He stated that the Zoning Administrator at the time did not complete the permit process. The interim zoning administrator followed up on the permit and asked K. Israel to apply for a new permit. He stated that the building is zoned appropriately for a church, but it needs a parking permit review.

Dr. Hassebroek expressed concern about the parking issue. He stated he is worried about snow plowing in the winter interfering with parking. He stated that at this point, there are no parking problems, but members of the church frequently park in his parking spaces. He stated this is not usually a problem since the church meets when his office is not open, but it could become a problem in the future if he expanded his hours.

G. Prichard stated that the board received a letter from Dr. Dieckel stating that he does not believe parking is adequate either. He suggested a site visit and asked K. Israel to mark parking spaces. The site visit will take place on Thursday, November 7<sup>th</sup>, at 4:30 P.M.

**MOTION**

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

**Old Business: Reconsideration of previous Permit #7675/Appeal 395 & Findings of Fact issued May 25<sup>th</sup>, 2013, Applicant Dean Goldberg, 731 Cedar Mountain Road, Castleton**

D. Goldberg stated that they purchased the property in 2005 and designed a home for the lot. The permit issued in 2006 expired, but a substantial amount of work was done before the permit expired, such as putting in a foundation, demolishing, the previous house, drilling a well, etc. He stated that they did not know the permit expired, but put the project on hold for financial reasons. He stated that he had wanted to get the permit reinstated, but instead, got a list of conditions, and feels some conditions were unreasonable.

S. Kelly stated that he feels D. Skidmore was unprofessional. He stated they had contact him and asked him about the conditions, and he subsequently advised them to put a list of concerns together. They

met with him one week later, and he stated he wanted to do another site visit and would get back in touch with them. S. Kelly stated that they never heard from him again, and in the mean time, the Select Board chose not to renew his contract.

D. Goldberg noted that when the original 2006 permit was given, there were no neighbor complaints. He also stated he and his neighbor have entered into an agreement regarding some previous concerns.

G. Prichard stated that the board made the decision based on current zoning regulations. He stated one of the issues was the third story since current zoning does not allow for this.

T. Parisi stated that he had a telephone conference with Judge Walsh yesterday, and he stated that if the board can agree with the applicants on a way to resolve the permit, the judge will modify the permit and the court will issue it.

A review and discussion of the conditions is as follows:

- 1) See agreement with adjacent property owners.
- 2) An either/or option for putting a deck less than 300 sq. feet on the first OR second floor
- 3) Eliminate this, no balconies in the plan
- 4) Leave as is
- 5) Leave as is
- 6) An attic that is unheated, unfinished, and uninsulated, used for storage, is allowed. Also, no sheet rock and exposed rafters (per J. Biasuzzi).
- 7) Leave as is
- 8) Leave as is

T. Parisi suggested titling these amended conditions.

#### MOTION

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

#### **Minutes for Approval- October 1<sup>st</sup> and 10<sup>th</sup>, 2013**

#### MOTION

J. Mark made a motion to approve the minutes of October 1<sup>st</sup> and 10<sup>th</sup>, 2013. Seconded by G. Chader. All in favor. So voted.

#### **Adjournment**

#### MOTION

Motion to adjourn by G. Chader. Seconded by J. Mark. All in favor. So voted. The meeting was adjourned at 8:55 P.M.

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Date of Approval