

**TOWN OF CASTLETON
SPECIAL DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF June 16, 2015
TOWN OFFICES**

MEMBERS PRESENT: J. Mark, G. Pritchard R. Day, G. Chader, J. Hale

OTHERS PRESENT: J. Biasuzzi, Zoning Administrator, see attached list

The meeting was called to order at 7:05 p.m. by Chairman, G. Pritchard.

NEW BUSINESS

APPLICANT: Kaitlin McCarthy, 46 Neshobe Beach Rd., Bomoseen, VT – Request (#7815) to remove existing Single Family Residence, and rebuild a SFR; on a pre-existing non-conforming lot. Applicant and interested parties were sworn in by G. Pritchard.

J. Biasuzzi described the project and Applicant added construction details. Elizabeth Kierstead Johnson, as an owner of adjacent Golfland, LLC, expressed concerns about drainage and silt from the Applicants' land onto Golfland, LLC acreage. K. McCarthy replied that area's poor drainage was a concern, had not been aware of any silt off-site, and would install silt fencing immediately. Her lawn, disturbed by recent excavation, was to be repaired as soon as construction and ground conditions permitted.

G. Pritchard asked for any further questions.

MOTION: J. Hale moved to close hearing, C. Chader seconded; all were in favor; motion carried.

APPLICANT: David & JoEllen McMahon, 75 Taggart Lane; Castleton VT – Request (# 7816) for Cottage Industry permit to service and sell lawn tractors & yard equipment from an accessory structure.

J. Biasuzzi described the application. Applicants and interested parties were sworn in by G. Pritchard.

J. Mark asked what the floor area of the primary residence was. Lister records indicated this is 1300 sq.ft. (760 sq. ft. on 1st Floor & 540sq.ft. on 2nd floor). Per Section 403 A; maximum area for an accessory structure in a Cottage industry permit is 50% of the floor area of the residential dwelling. The accessory structure identified in the Application is 24' X 24', or 576 sq. ft.

M. Pellerin questioned the setbacks stated on the application. While it was noted that the structures were existing, J. Hale expressed concerns of inaccurate dimensions. J. Mark suggested adding a notation to the Site Plan that stated that the dimensions were approximate. G. Pritchard instructed applicant to correct and re-submit the Site Plan to reliably reflect setbacks. M. Pellerin expressed concerns about outdoor washing of the lawn & garden equipment.

G. Pritchard asked for any additional testimony.

MOTION: J. Hale made a motion to close the hearing. J. Mark seconded. All voted in favor, motion carried.

OTHER BUSINESS: At James Amery request, due to a schedule conflict, the Hearing application (#7803) is to be continued until the next DRB meeting.

Approval of Minutes - June 2, 2015

J. Hale moved to approve the Minutes of 6/2/15 as written. J. Mark seconded. All in favor. Motion carried.

DELIBERATIVE SESSION

MOTION: J. Mark made a motion to enter Deliberative Session. Seconded by G. Chader All in favor. Motion Carried.

MOTION: J. Hale made a motion to exit Deliberative Session. B. Day seconded. All in favor. Motion Carried.

ADJOURNMENT: The next meeting of the DRB was scheduled for 7:00 p.m., July 21, 2015. The Meeting adjourned at 8:20 p.m.

Respectfully submitted

Jeffrey M. Biasuzzi

Date of Approval