

**TOWN OF CASTLETON  
SPECIAL DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF May 21, 2015  
TOWN OFFICES**

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

MEMBER LATE: J. Hale (7:25pm)

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

The meeting was called to order at 7:00pm by Chairman, G. Pritchard.  
All parties for both applicants were sworn in by G. Pritchard

**NEW BUSINESS**

**APPLICANT:** Howard Smith, 2996 VT RT 30 North- Request to redesign and build a 8' X 32' open deck on west side of residential Non-conforming structure on a Pre-existing non-conforming parcel ( #35-51-32.1); with renewal permit #7771/427, to provide for construction time.

J. Biasuzzi explained that the need for the permit with the extension was due to the rough winter conditions. The revision is for a deck that was originally permitted as an 8' X 14" deck.

H. Smith stated that he purchased the property with a building permit that had the 8' X 14' deck, but the 8' X 32" deck would cover the front of the house and make a nicer presentation.

C. Chader asked if there would be a roof over the deck. H. Smith replied that there would not be a roof.

**MOTION:** G. Chader made a motion to close the hearing. B. Day seconded. All in favor. Motion Carried

**OTHER BUSINESS: CONTINUATION OF APRIL 30<sup>TH</sup>, 2015 MEETING.**

**APPLICANT:** Jeffrey Martell, 56 School Street- request to remove existing Mobile Home and build a new residential Non-conforming structure and garage on a Pre-existing non-conforming lot.

J. Biasuzzi stated that the applicant had dropped off a new floor plan for the lot. He has adjusted the house so he has 15' set backs on the sides. He is decreasing the non-conformity as best he can with the existing pump station.

**MOTION:** G. Chader made a motion to close hearing. Seconded by B. Day. All in favor. Motion Carried.

**APPLICANT:** Eric & Carmen Hernandez( J. Amery, Agent) dba Bomoseen Motor Sales, 862 Rte. 4A W- request to operate a truck towing & repair business( a conditional use) in the northern building.

G. Prichard sworn in all interested parties.

J. Biasuzzi this is a continuation due to the site review and new or additional testimony can be added.

K. Brown asked the Board if they had the environmental study by A & R in their packet.

G. Pritchard stated that they did not have it.

G. Pritchard asked K. Brown what the McMahon's intent was. Did they not want Mr. Amery to operate there at all or operate at a higher level of operation.

K. Brown stated they did not want Mr. Amery to operate his business due to his past history of not being a good neighbor.

K. Brown did mention that Town By-Law #1018 does require that not more than 1 unregistered vehicle be on a property. These are Mr. Amery's vehicles.

G. Pritchard asked Mr. Amery if his intent was to operate at the same level of operation.

Mr. Amery replied that he has attempted to clean up the area, he is showing respect by cleaning up the mess and spill. He stated he is only renting there and trying to make a living.

G. Pritchard did note that he did see fluids leaking on to the pavement while there.

J. Biasuzzi asked what the date of the ECS report was and if the report was done before or after the clean up. K. Brown stated there were two site visits by ECS, March 27, 2015 and April 6, 2015.

J. Biasuzzi asked permission from both parties so he could get the complete report from the environmental engineer. Both K. Brown and J. Amery agreed to this.

K. Brown presented the Board and Mr. Amery with a list of proposed conditions for Mr. Amery's continued operation.

J. Biasuzzi noted that there were about 9 vehicles at the site when the Board was there. He asked Mr. Amery what the # of vehicles that he could have there to operate his business.

Mr. Amery replied that there are 9 -10 vehicles up there now and that is a comfortable number, but he will make an effort to keep the least amount of vehicles there as possible.

G. Pritchard asked for a continuation of this meeting. The Board will need to go over the environmental engineering report and the proposed conditions of operation that the McMahon's presented. He strongly suggested that the two parties try to come to an agreement

**MOTION:** G. Chader made a motion to continue to the June 2, 2015 meeting. Seconded by B. Day. All in favor. Motion Carried.

**APPLICANT:** Eric & Carmen Hernandez (G. Knapp, Agent) dba Slate Valle liquidators, Inc., 862 Rte. 4AW, Request to operate a retail sales Merchandise Business (A permitted use with site review

J. Biasuzzi informed the Board that Mr. Knapp did apply for a permit.

MOTION: B. Day made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

**DELIBERATIVE SESSION**

MOTION: J. Hale made a motion to enter Deliberative Session at 8:30 pm. 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.

**MINUTES FOR APPROVAL – MAY 7, 2015.**

MOTION: J. Hale made a motion to approve the minutes of May 7, 2015 as presented. Seconded by G. Chader. All in favor. Motion Carried.

**ADJOURN**

MOTION: J. Hale made a motion to adjourn the meeting. Seconded by G. Chader. All in favor. Motion Carried.

Respectfully submitted

V. Waldron

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Date of Approval