

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF FEBRUARY 18, 2016  
TOWN OFFICES**

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

**MEMBERS ABSENT:** J. Mark

**OTHERS PRESENT:** J. Biasuzzi, Zoning Administrator, refer to attendance list

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

**NEW BUSINESS:**

**APPLICANT: JOHN & PAMELA REHLEN, 614 MAIN STREET, CASTLETON- REQUEST TO ADD A 2 BEDROOM APARTMENT ON A NON-CONFORMING PARCEL & STRUCTURE**

J. Biasuzzi asked the Board if they had received the email that he had sent them. The applicant will be converting an existing office/business to an apartment. The new apartment will be 1/3 of the NW corner on the first floor. It will be changed from a 2 family/commercial to a 3 family/commercial. There is an adjustment for parking. The only issue, which needs to be addressed by owner is with the sewer allocations/water about the additional room. There is a 43 X 102 land area which is presently being sold to the applicant.

G. Chader asked about the changes.

J. Biasuzzi stated there are some subtle changes. He questioned the ownership of the land between the Library and Mr. Rehlen's building on Main Street. If you draw it to scale with the dimensions of the building with the Lister's card, it does not look there is enough room for 2 parking spaces, especially if one of them is an ADA requirement, it only leaves about 10 /12 feet, not 18 ft. as on drawing. One of those cars is parking on Library property.

J. Rehlen stated that they use the crabapple tree, but it is not very accurate.

J. Hale asked if these were new parking spaces. J. Biasuzzi stated that this was new gravel parking stated there is only one space that can accommodate an ADA parking application. There are a total of 13 new parking spaces, but there will be a seasonal use of 11, to accommodate for snow removal.

J. Hale asked if they were ok with the Mechanic Street parking. J. Rehlen responded yes.

J. Biasuzzi stated that there is a zoning regulation regarding the screening of headlights.

G. Pritchard asked if they own the property, J. Rehlen stated 'no' that the closing is next week.

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

**APPLICANT: RICHARD & IRENE STEMPER, (MCKERNON GROUP, AGENT), 250 RUSTICS ROAD, CASTLETON-REQUEST TO ADD A COVERED ENTRY, SCREENED PORCH & DECK EXISTING TO RESIDENCE ON A PRE-EXISTING NON-CONFORMING LOT.**

G. Pritchard asked if J. Biasuzzi the applicants were informed of the meeting time and place.  
J. Biasuzzi stated that he had not heard from them and thought they were coming.  
J. Biasuzzi stated that he could inform the Board about the request.

J. Biasuzzi stated that this is a lakeside property. Rustic Road is a private right of way. Conforming isolation distances on three sides. He is only changing 3 sides of the properties. The road is on his property.

B. Day states that the pumping stations are across the road from his property.

C. Chader asked if it was a private road. J. Biasuzzi stated that it was a private road.

J. Hale stated that they are talking about the front lot line.

J. Biasuzzi stated that you can use the lake as the front.

G. Chader stated that if you consider the additions as two separate ones it might work. J. Hale stated that the front addition will satisfy into Section 709(3), and the back addition will satisfy the language of Section 1208.

**MOTION:** J. Hale made a motion to close the hearing. Seconded by G. Chader. All in favor. Motion Carried.

**MOTION:** G. Chader made a motion to approve the minutes of Feb. 4, 2016 as presented. Seconded by B. Day. All in favor. Motion Carried.

**DELIBERATIVE SESSION**

**MOTION:** G. Chader made a motion to enter into Deliberative Session. Seconded by B. Day. All in favor. Motion carried.

**MOTION:** C. Chader made a motion to exit Deliberative Session. Seconded by B. Day. All in favor. Motion Carried.

**ADJOURN:**

**MOTION:** B. Day made a motion to adjourn at 7:45pm. Seconded by J. Hale. All in favor. Motion Carried.

Respectfully

V. Waldron

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Date of Approval