

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF SEPTEMBER 1, 2015
TOWN OFFICES**

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

MEMBERS ABSENT: J. Hale

OTHERS PRESENT: J. Biasuzzi, (Zoning Administrator), C. Dawson (Inter. Party, Applic. # 7845)

The meeting was called to order at 7:04 pm by Chairman, G. Pritchard

NEW BUSINESS

APPLICANT: Ken & Cindy Savage; 248 Crampton Rd. Castleton; Parcel 05-03-37; request to build an 8' X 20' Accessory Dwelling.

J. Biasuzzi described the project to construct a "mother-in-law" structure; appurtenant to the Applicants' primary residence. The new structure would conform to prescribed setbacks.

The Board raised questions about having two residential properties on a single parcel. J. Biasuzzi referred to Section 1006 of Castleton Zoning which provides for the Accessory Dwelling requested. Reference was also made to VT Statute (24 VSA Chapter 117, Section 4412) that prohibits regulations that restricts accessory dwellings on Owner Occupied residential property.

The Applicant was not present to answer the Boards' questions as to the structure and other design options; and the Board wished to review the regulations further.

MOTION: G. Chader made a motion to continue the Hearing until the DRB meeting on 9/15/15; J. Mark seconded, all approved; motion carried.

APPLICANT: Mick Gardina/Fran Knapp; W. Crystal Haven Rd; Parcel 33-50-50; construct a 35' X 64' structure; a garage with a Single Family Residence on second level.

J. Biasuzzi reminded the Board that this was previewed at Zoning Officer's request, at an earlier meeting, and as a four car Garage/Accessory Structure. The DRB has to consider that the property is a corner lot of non-conforming area.

The final application was changed to be a Residential structure, as described in the attachments. There was some question on if a **proposed non-conforming structure** could be permitted on a non-conforming lot.

G. Chader suggested the unique characteristics of the lot combine to create a hardship, which may qualify for a variance. The size of the proposed structure, however, was discussed as part

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of the reason why prescribed setbacks could not be met.

G. Pritchard swore in C. Dawson, an abutter along the south boundary of the subject property. Mr. Dawson had no objection to the application; and stated that the setbacks proposed would not impact his property.

MOTION: R. Day made the motion to close the Hearing, J. Mark seconded, all approved, motion carried.

CONTINUATION of July 21, 2015 Meeting

KEBI (Kevin Mulholland, Agent); Parcel 44-50-25-CB; request for used car sales business. The Hearing on July 21, 2015 was never closed to testimony.

MOTION: R, Day made the motion to close the Hearing on this application. J. Mark seconded, all approved, the motion carried.

CONTINUATION of August 4, 2015 Meeting

Jeanne White; Parcel 21-20-08, convert existing deck to Porch. The initial Hearing of July 21, 2015 was continued several time because of absence of participating DRB members. New written testimony was submitted by the applicant and neighbor Jim Whitman. A quorum of voting DRB members was not present.

MOTION: R. Day made the motion to continue the Hearing until September 15, 2015; G. Chader seconded, all approved, motion carried.

MINUTES FOR APPROVAL: There was a request to re-check which members were in attendance on August 4, 2015 and postponed until September 15th meeting.

MOTION: G. Chader made a motion to approve the Minutes of the Special Meeting of August 10, 2015. J. Mark seconded, all approved.

DELIBERATIVE SESSION: J. Mark motioned to enter into Deliberative Session. G. Chader seconded, all approved.

MOTION: G. Chader made a motion to exit Deliberative Session and to close the Meeting, R. Day seconded, all approved. The next DRB meeting was set for 7:00 pm on September 15, 2015.

ADJOURN

The meeting adjourned at 8:35 pm.

Approved: _____, 2015