

CASTLETON DEVELOPMENT REVIEW BOARD
May 23, 2023 – 7:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:
No Link Available
Passcode:

Board Members Present: Laura Sargent, Mike Holden, Heath Goyette, John Alexander, Yvonne DeLance

Others in attendance included: Jeff Biasuzzi, Zoning Consultant, James Thomas, Dan McMurry, Mark Flynn, Kenny Lenz, Brenda Laughlin

In attendance via Zoom: Bob Levine, Boutwell, Gary Levine, Marc Lewis, Allison Harvey, Recording Secretary

Call Meeting to Order

Meeting was called to order by L. Sargent at 7:12 pm.

Approve Agenda

M. Holden made a motion to approve the agenda as presented. H. Goyette seconded. All voted in favor of the motion. So voted.

Approval of Minutes of March 21, 2023

None at this time.

Hearing for Application #8264 – Reconstruction of Commercial Retail Store. Property Owner: GM Supply Co., Inc. 427 Route 4A West

J. Biasuzzi swore in anyone who may be giving testimony on this application at this time.

Mark Flynn stated they are looking to replace the building they lost in January to a fire within the same footprint. The left side of the proposed building facing the property from the street does not meet the 15-foot setback, and he also understands they are grandfathered because the building has been there for over 50 years. Parking may need to be addressed also. They will be using the same footprint, one difference is the handicapped ramp, which will be moved to the left side when facing the building from the street, which is a federal mandate. This will allow for proper slope and grade of the ramp and will have a garage door there as well, so they can keep their grills, lawn tools, etc., at the top of the ramp so they don't have to move those items in and out every day, they can just close the garage door, and they intend to put seasonal images on the garage door so it does not look like a loading dock and more pleasing for the neighbors to look at.

M. Holden made a motion to approve Permit #8264 to G.M. Supply Company, Inc., as presented. H. Goyette seconded. All voted in favor. So voted.

Hearing for Permit Application #8260 – Applicant Daniel McMurry, Replace Non-Conforming One Bedroom Camp with Year-Round One Bedroom Cottage. Property Owner: Richard Moss. Property located at 94 Neshobe Canal Road, Castleton, VT

J. Biasuzzi swore in anyone who may be giving testimony on this application at this time.

Dan McMurry stated he is representing owner Rich Moss today but the property is being sold to him tomorrow afternoon. The right side of the building is non-conforming on the lot. He is proposing to tear down the existing 16x39 and nine- and ten-foot decks and replace them with a 24x26 structure with an 8-foot deck on the front. It will be on the same footprint and will continue to have a 12-foot setback. J. Biasuzzi mentioned the flood plain, which a portion of the property is located in the flood zone. There are no proposed changes to the septic and water systems. The current structure is on blocks and piers, the new will have a 4-foot crawl space underneath for the mechanical room. J. Biasuzzi stated the applicant has already been in contact with shoreland protection, there are no issues there.

Kenny Lenz stated his property is used to access this property by right of way and there was a year-round resident there, and anything that is done would be an improvement.

Gary Levine asked if the only non-conforming aspect of the new building is the fact it is below one acre. J. Biasuzzi stated that could be one, the other is the setback and a coverage factor as well due to lot size. The non-conforming pre-zoning structures are subject to be addressed in Zoning Regulations. In this case there is no change of use or expansion of the footprint, it is a remove and reconstruct in the same footprint and is pre-existing to zoning regulations. Mr. Levine asked about the height of the new structure. J. Biasuzzi stated that the regulations allow up to 30 feet as a principal structure, the proposal is 28 feet in height. Mr. Levine also asked if the new structure's height would affect any adjacent structures, limiting their height for instance. J. Biasuzzi stated he did not believe it would according to the Town regulations. Mr. Levine asked if there are any renderings to be viewed, J. Biasuzzi stated they have to supply for a residential application the length, width and height. Mr. Levine asked if the septic is unchanged, which it is. Water supply is driven point well, which is also not changing.

M. Holden made a motion to approve Permit #8260 to applicant D. McMurry for the Rich Moss property as presented. H. Goyette seconded. All voted in favor. So voted.

OLD BUSINESS

None at this time.

NEW BUSINESS

J. Thomas stated the board will probably have 3 applications for their June 20 meeting, there is nothing until then.

7:59 p.m. – Adjourn

M. Holden made a motion to adjourn the meeting. H. Goyette seconded. All voted in favor of the motion. So voted.

Respectfully Submitted
Allison Harvey
Recording Secretary

F E M I N A L