

CASTLETON DEVELOPMENT REVIEW BOARD
June 20, 2023 – 7:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:

https://us02web.zoom.us/rec/share/Q17wMvLuskK3M_u9eFaO9Y3N1polyTTYJQBar7affguOWwKMMyonT2Ng8Igl1FS.EA2DaJgqZH6XD_S4

Board Members Present: Laura Sargent, Don Wood, Pat Keller, John Alexander, Yvonne DeLance

Others in attendance included: James Thomas, Zoning Administrator

In attendance via Zoom: Allison Harvey, Recording Secretary

Call Meeting to Order

Meeting was called to order by P. Keller at 7:00 pm.

Approve Agenda

L. Sargent made a motion to approve the agenda as presented. Y. DeLance seconded. All voted in favor of the motion. So voted.

Approval of Minutes of May 23, 2023

L. Sargent made a motion to approve the minutes of May 23, 2023 as presented. Y. DeLance seconded. D. Wood abstained. All others voted in favor. So voted.

Hearing for Application #8269 – Johnson/Anderson, Johnson Spooner Road, Setback Variance

P. Keller swore in anyone who may be giving testimony on this application at this time.

J. Thomas explained the application, stating that in May they got a permit approval for a garage that is 50' from the road. The property owner came back in to say that he couldn't put it in as proposed and they decided they needed to be closer to the road, meaning a variance is needed. It would now be a 20 foot setback instead of 50 feet. The accessory building being proposed is 40 feet from the road, from the sides are 10 feet which is within the regulations, it is the road side that is the issue. Discussion on the setbacks and what degree of impact the project has on the landscape of the property and the neighborhood. After brief discussion it was decided that a site visit was needed.

7:23 pm Recess of Meeting

L. Sargent made a motion to recess the meeting 217 Johnson Spooner Road for a site visit. Y. DeLance seconded. All voted in favor. So voted.

7:32 pm – Meeting Reconvened at 217 Johnson Spooner Road.

Board members reviewed the property and measured the proposal and where it would be based on the road edge and what the setback should be, to determine whether it is from the center line or the right of way of the road. Discussion on what the next step would be and what further information the board would need to make a decision. It was suggested they should see a deed and see what is owned as far as the right of way of the road and what the line would mean as far as set backs.

L. Sargent made a motion to recess Permit #8269 until July 3, at which time the applicant will provide a deed and where the roadside pins are located. Y. DeLance seconded. All voted in favor. So voted.

7:59 p.m. – Adjourn

D. Wood made a motion to adjourn the meeting. Y. DeLance seconded. All voted in favor of the motion. So voted.

Respectfully Submitted
Allison Harvey
Recording Secretary

F E M I N A L