

CASTLETON DEVELOPMENT REVIEW BOARD
July 3, 2023 – 7:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:

https://us02web.zoom.us/rec/share/0bVhMBa48S3aTruUo2i33FKBIS04_bDjdAYv-ssR5PEscDIHJi8igPUmVXBAMZGS.VdiaKTdKEp2R4Bx3

Board Members Present: Laura Sargent, Pat Keller, Mike Holden, Yvonne DeLance

Others in attendance included: James Thomas, Zoning Administrator, See Attached List

In attendance via Zoom: Allison Harvey, Recording Secretary

Call Meeting to Order

Meeting was called to order by J. Thomas at 7:02 pm.

Annual Election of Officers

M. Holden made a motion to nominate L. Sargent as Chair of the Development Review Board. Y. DeLance seconded. Y. DeLance made a motion to close nominations for Chair. M. Holden seconded. All voted in favor. So voted. All voted in favor of motion for Chair nomination. So voted.

Approve Annual Rules of Procedure

Board members briefly reviewed the proposed Rules of Procedure. **P. Keller made a motion to adopt the proposed Rules of Procedure. M. Holden seconded. All voted in favor. So voted.**

Approve Agenda

M. Holden 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 June 20, 2023

P. Keller made a motion to approve the minutes of June 20, 2023 as presented. M. Holden seconded. All voted in favor. So voted.

Old Business

Re-Open Application for Permit #8269 – Johnson/Anderson for Setback Variance for Garage on Johnson Spooner Road

J. Thomas stated this should be reopened and then recessed until the July 18, 2023 meeting. J. Thomas explained the road is owned by the Town, and they need time until the next meeting to get the correct measurements, etc. L. Sargent stated the application is re-opened and will be recessed until July 18, 2023.

Hearing for Application #8274 – Russell Jackle, East Crystal Haven, Cabin on Pre-Existing Small Lot

J. Thomas stated this proposal is to put a home on a pre-existing small lot that has an existing garage and doesn't meet setbacks. It is a corner lot, so it can be difficult, but the back of the house is 29.4 feet from the lot line, the side is 23.5 feet from the lot line. The existing garage is facing one road, the front of the house is facing the other road.

L. Sargent swore in Rod and Peg (neighbors) who may be giving testimony on application at this time. The applicants were not present.

J. Thomas stated in 2019 this property owner presented an application and the DRB approved the home, but it was not built. That permit has expired, and this is a replacement permit application. The neighbors expressed their concern with the water, as there are a lot of wells in the area, and they have been told by Parker's that they cannot frack or drill any new wells because of the number of wells in the area using the aquifer.

M. Holden stated he doesn't have a problem with the application as presented. P. Keller brought up conditions that were approved in the original 2019 permit. J. Thomas stated this is not the same applicant. Neighbors stated the original structure in 2019 was closer to the back of the lot. Discussion on the proposal and how it compares to the previous application in 2019 and whether the same conditions should be included. Discussion on measurements provided and what is side, front and back due to it being on the corner lot. M. Holden asked since the applicant is not present, if they could kick this back to the applicant and request more accurate setbacks, and if they can be met, it would not have to come back before this board. J. Thomas was not certain they would be able to meet the setbacks. L. Sargent stated they could either send back to the applicant for more detailed drawing and setbacks, or they could approve it with the same conditions as the one approved in 2019, and if the applicants were not satisfied with that they could come back before the Board.

M. Holden made a motion to approve #8274 with the condition that they meet the setbacks on the southeast corner with the structure being no closer than 48 feet and northern corner not to be closer than 41 feet, and west no closer than 30 feet, as previously approved by DRB in 2019. Y. Delance seconded. All voted in favor. So voted.

Hearing for Application #8275 and #8276 – Kevin Dommonge (Applicant) and John Colvin (Owner), 177 and 205 VT Route 4A West, Merge Two Lots, Remove Apartment and Add More Self Storage

J. Thomas stated the intent of the applicant is to merge the lots, but that hasn't been done yet, so this is coming before the Board as two applications. There was a permit that was extended for the 177 VT Rt 4A for additional storage units but has not yet been constructed. The 205 VT Rt 4A proposal was to add another storage unit after taking down the house. There are 4,100 feet of storage units on the other property. If the properties are not merged, the one with the home would be over on lot coverage. J. Thomas would suggest the conditions be included to remove the house, do away with the apartment at the existing storage units and merge the properties and the coverage issues would go away.

L. Sargent swore in those giving testimony on this application, Kevin Dommonge and John Colvin.

Review and discussion of the application and proposal and what it would entail for removing structures and adding structures. Also, discussion on the merging of the lots and whether that should be required to approve the permit. J. Thomas stated it should be contingent on the merging of the lots and the building being removed. **L. Sargent made a motion to approve Permit #8275 and #8276 proposing the merger of the properties, removal of the building and office located at address 205 VT Rt 4a. M. Holden seconded. L. Sargent amended the motion to include the conditional use permit for self-storage units. M. Holden seconded. All voted in favor. So voted.**

Hearing for Application #8277 – Peter Gray, 340 Little Rutland Road, Remove Lakeside Deck and Replace with an Enclosed Porch

L. Sargent swore in Peter Gray for the application testimony.

J. Thomas questioned the drawing and what is existing for deck. P. Gray explained it is a flat deck. He wants to tear out the pressure treated that is there and pour concrete and will be smaller than the existing and enclosing it. P. Gray stated he spoke with someone at the State, and she indicated as long as he is not going closer, he is fine with the proposal for the State shoreline permit. **M. Holden made a motion to approve Permit #8277 proposal of the concrete and enclosed porch as shown in the photo smaller than the existing footprint. P. Keller seconded. All voted in favor. So voted.**

Next meeting of July 18, 2023 will have approval of the February minutes and the Johnson Spooner Road permit that has been recessed and a new permit for the Ward property on Route 4A. Discussion on the proposal and what it entails, as well as advertising for hearing notices.

M. Holden asked if a permit has been submitted for the house that was lost to fire in Hydeville, which there has not been.

J. Thomas stated he has sent out three letters of violation and explained where they are located. Discussion was held on campers and whether they can be lived in. The ordinance indicates that they cannot be lived in when parked in the yard of a residence.

8:25 p.m. – Adjourn

M. Holden 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