

## CASTLETON DEVELOPMENT REVIEW BOARD

July 18, 2023 – 7:00 PM

Castleton Fire Station Community Room

273 VT Route 30, Castleton, VT

Zoom Meeting Link:

<https://us02web.zoom.us/rec/share/Digfs5G6NuOrvfQevi9tycHZuHyvNXqzehc9fKsV5Fw8dBDw3pEUHSmy6pPYaZW-.S6ZzQLKJMN1x1w8p>

Passcode: sU9v4&Q%

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

**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.

### 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 July 3, 2023

**M. Holden made a motion to approve the minutes of July 3, 2023 as presented. Y. DeLance seconded.**

Page 1 – Motion to be added under Annual Election of Officers: *P. Keller made a motion to nominate M. Holden as Vice Chair. Y. DeLance seconded. All voted in favor. So voted. Meeting was turned over to L. Sargent at this time.*

Page 3 – First line of the second paragraph, 340 should be changed to 370. Third paragraph, *someone at the* should be changed to *Laura Dlugolecki.*

**All voted in favor. So voted.**

### Hearing for Application #8280 – June and Ken Ward – Mother in Law Apartment – Setback Relief

L. Sargent swore in Mr. Ward who would be giving testimony.

J. Thomas stated this proposal doesn't meet the setbacks on one side. Neighbor Mr. Ruby does not have any contest to the proposal and the Davis neighbor does not oppose the proposal either. Brief discussion on whether the property owners across the street are an interested party and what the setbacks are as presented.

**M. Holden made a motion to approve the proposal of Permit #8280 as presented. J. Alexander 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**

L. Sargent swore in anyone giving testimony on this application.

It was stated that it is a distance of 13 feet to the edge of the road from the property line pin and 25 feet to the stump that has the nail in it which is proposed as the front of the structure to the center of the road, so it is approximately 10 feet variance being requested. Discussion on measurements and where the building would be constructed. **J. Alexander made a motion to approve permit #8269 as presented. M. Holden seconded. All voted in favor. So voted.**

J. Alexander stated he felt that the Board should have certain information available to them such as property ownership and what roads are owned by towns and/or property owners. He feels it would make their jobs easier knowing the ownership of roads and such.

### **New Business**

J. Thomas stated that will be no August 1 meeting and at the August 15 meeting they will be hearing an application on Grandpa's Knob for a communication tower application for a new antennas. They will be replacing four antennas with six. J. Thomas asked if the Board wanted a site visit. This change will affect VPR, WJJR and one other station. J. Alexander asked why it needs to come before this Board. Discussion on the proposal and how the regulations are applied to the request and whether a site visit was required.

J. Thomas stated he has sent 3 registered letters to property owners for camper trailers on properties and a shed with no permit. All the responded, two trailers are gone and the shed now has a permit.

Discussion was also held on the Martel fire in Hydeville and the RV that is on the Town property on School Street. The Martel house burnt, they have five kids and multiple animals in the family. The insurance company couldn't find anywhere for them to go, and provided the trailer for them to live in. There has be no building permit applied for to date, the property owners are negotiating with the insurance company. Discussion on the process and whether anything should be done with the situation. The Board decided they would wait to see how the property owners responds to the letter J. Thomas has sent regarding the mobile home that they are living in.

Discussion on the Jackle application, after J. Thomas asked that the Board make a motion to close the hearing, as it was not done at the last meeting when it was approved. Discussion on the approval and conditions of the permit application.

### **8:15 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