

CASTLETON DEVELOPMENT REVIEW BOARD

August 16, 2022 – 7:00 PM

Castleton Town Office

Meeting Room

278 VT Route 30, Castleton

Zoom Meeting Link:

<https://us02web.zoom.us/rec/share/JvGBcBothYNGbbiptx5KiC25Q3mxXEg8DxDrlThOpYGFItNfHegpAxioYKKQmIX8.aiHqJZYFI0ua3gvq>

Passcode: =jD8un4=

Board Members Present: Don Wood, Pat Keller, Laura Sargent, Mike Holden

Others in attendance included: Jonas Rosenthal, Zoning Administrator, See Attached List.

In attendance via Zoom: Katie Culp, Allison Harvey, Recording Secretary

Call Meeting to Order

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

Approve Agenda

M. Holden made a motion to approve the agenda as presented. L. Sargent seconded.

J. Rosenthal stated that Item #5 on the agenda is to be removed, the applicant notified him late this afternoon they did not need to come before the board.

All voted in favor of the motion with the amended Agenda. So voted.

Approval of Minutes of July 26, 2022

M. Holden made a motion to approve the minutes of July 26, 2022 as presented. L. Sargent seconded.

Page 1 – Motion to Exit Deliberative Session at the bottom of the page. M. Holden made the motion, D. Forcier seconded.

Page 2 – Second line of the first paragraph – a . should be inserted after #417 and the I on it should be capitalized. Next line of the same paragraph *dwelling unit and all final* should be changed to *dwelling unit. All final*

All voted in favor of the motion to approve the minutes with changes. So voted.

P. Keller swore in anyone giving testimony at this time.

Permit Application #8235 – Joseph & Elizabeth Iadarola, 92 Old Town Road, Expansion of Non-Conforming Structure – 24' x 30' Addition

J. Rosenthal stated the application is to be reviewed under Section 709, expansion of a non-conforming structure with a conforming use, which is located in the R40 zoning district. Front yard setback requirement is 50', the existing front is 29.5', proposed application is 29.5' feet in

front, so no change. Side yard setback is required to be 30', existing is 26.4', proposed will be 25' side yard. The shoreline side is not being changed, but permit has been applied for with the State for vegetation changes. Lot size is 13, 130 sq feet, proposed with addition will be 1.969, lot coverage of 15%.

Mr. Iadoarola stated the septic and well existing, no changes to those. The addition is 869 sq feet that is being added. Adding a patio to north side of the property, which is part of the proposal to the State. They are not increasing the number of bedrooms, it will still have two bedrooms. There is a full basement and will be changing the access to the basement and addition of a two car garage. Discussion on the proposal, use of the property, past permits granted and landscaping as well as the shoreline permit that has been submitted to the State and vegetation being proposed. Discussion on the prior permits that have been approved, as well as notification of neighbors and the permit process. Applicant questioned the process from this point. Board members explained the process and timeline of the approval process.

D. Wood made a motion to close the hearing on Permit #8235. M. Holden seconded. All voted in favor. So voted.

7:40 pm – Enter Deliberative Session

L. Sargent made a motion to enter Deliberative Session to include J. Rosenthal. M. Holden seconded. All voted in favor. So voted.

8:01 pm – Exit Deliberative Session

L. Sargent made a motion to exit Deliberative Session. D. Wood seconded. All voted in favor. So voted.

D. Wood made a motion to approve Permit #8235 as presented, to include that the applicant is to also obtain any other State and Local permits necessary. M. Holden seconded. All voted in favor. So voted.

New Business

None at this time.

8:05 p.m. – Adjourn

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

Respectfully Submitted

Allison Harvey, Recording Secretary