

CASTLETON DEVELOPMENT REVIEW BOARD
September 5, 2023 – 7:00 PM
Castleton Fire Station Community Room
273 VT Route 30, Castleton, VT

Zoom Meeting Link:

https://us02web.zoom.us/rec/share/KqnIBCUpVauhTGozV2EaWGtW_8mUu2LKjNsrDar2aKjC6i8UABRSdNSTYc97x9U.SCW-1kw-OJEE1C_o?startTime=1693955050000

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

Others in attendance included: James Thomas, Karen Oakman, Dan Kaputo, Mike Jones, Katherine Eagan, Jeff Martelle

In attendance via Zoom: Allison Harvey, Recording Secretary

Call Meeting to Order

Meeting was called to order by L. Sargent at 7:04 pm.

Approve Agenda

M. Holden made a motion to approve the agenda as presented. H. Goyette seconded.

A. Harvey stated the July 3 minutes have already been approved and should be omitted. **All voted in favor of the motion. So voted.**

Approval of Minutes of February 21, 2023 and July 18, 2023

P. Keller made a motion to approve the minutes of February 21, 2023 as presented. M. Holden seconded. All voted in favor. So voted.

M. Holden made a motion to approve the minutes of July 18, 2023 as presented. Y. DeLance seconded. All voted in favor. So voted.

Hearing for Application #8290 – Housing Trust of Rutland County, Conditional Use, 18 Drake Road

L. Sargent swore in Dan Kaputo of the Housing Trust of Rutland County who would be giving testimony on this application.

J. Thomas stated this application is for internal renovations from a two unit to a four-unit multifamily property, which is a conditional use. There may be changes to the outside of the building, but the footprint would not change. They have owned the property for a number of years, but the building has been empty for almost two years now. They have been approached by the Veterans Administration to accommodate housing for homeless veterans and veterans in need of housing. Mr. Kaputo explained the layout of the property and what the plan entails. They are proposing micro units for four veterans. The Board held brief discussion on the entries, walkways and siding being replaced.

H. Goyette made a motion to close the hearing for Permit #8290. M. Holden seconded. All voted in favor. So voted.

Hearing for Appeal #2307 – Jeff Martelle, VT Rt 4A

L. Sargent swore in Jeff Martelle and Kathy Eagan at this time who will be giving testimony.

J. Thomas stated this is an appeal to a mobile trailer being on the property that there has been a violation issued for. J. Martelle stated he and his family are living in a 42' camping trailer that the insurance company is paying for, they have many animals, and this was the best way for the insurance company to solve their living situation after they lost their house to a fire. They have been working with Joe Howard for a colonial modular home, it is a special order so that it can be made to match the size of the existing foundation that was saved. It will be ordered in the next week, and it will take 16 weeks for it to be built and it has been approved by the insurance company. It was asked if the trailer was connected to town sewer and water, which Mr. Martelle stated it is, and asked what else he was supposed to do, the insurance company brought it to them and they did that because they didn't want to house the animals, 6 kids, a horse, a goat and 7 dogs. M. Holden stated to Mr. Martelle that he should have requested to connect to the town sewer, as the regulations do not allow camper trailers to be lived in and connected. Brief discussion on the current situation.

Kathy Eagan stated that her son was the one who first saw the fire, and she expressed her disappointment in someone from the community not coming to the Martelle's to let them know what needs to be done and how they can help, and that the Martelle's have not received any of that assistance. L. Sargent stated that a citizen of the Town should be pro-active and if someone needs help, they should come to them and ask for the help, that responsibility should be on the property owner. Kathy Eagan thanked those on the Board for their service, she knows it can be a burden to come out at night for meetings, but she feels that a letter to let people know their actions are in violation is inconsiderate and there should be someone that deals with these matters in a more tactful way. J. Thomas stated he had also sent a letter before the notice that had violation charges and penalties, but there was no response to the first letter. J. Martelle stated he got both letters on the same day. L. Sargent asked if there was anyone within the Town that citizens could go to. M. Jones stated the CEDRAC had a welcoming package, the Red Cross was on scene the day of the fire, but there is nothing more within the town personnel. He also stated that this is the family's current living situation, and he feels this Board could do something with this situation as it is only temporary. K. Oakman stated she feels child protective services may have an issue with children living in a camper during the winter months. She says this based on past experience. Mr. Martelle stated the school is aware, and K. Oakman warned that they cover all bases, as she feels if there is a complaint, child protective services will knock on the door and the school has no say in it.

7:41 pm - Enter Deliberative Session

H. Goyette made a motion to enter Deliberative Session. Y. DeLance seconded. All voted in favor. So voted.

8:07 pm - Exit Deliberative Session

M. Holden made a motion to exit Deliberative Session. Y. DeLance seconded. All voted in favor. So voted.

M. Holden made a motion to approve Permit Application #8290 Appeal #2306 for the Housing Trust Committee on 18 Drake Road, Castleton, VT. Y. DeLance seconded. All voted in favor. So voted.

H. Goyette made a motion to reduce the fine to \$10 per day and to continue the hearing for Appeal #2307 until the December 5, 2023 meeting at which time the Board will see if the house is on schedule for the end of December as stated in the letter. At that point they will revisit and consider waiving some or all of the fees and penalties at that time based on the progress. J. Alexander seconded. L Sargent further explained that this will come back before this Board on 12/5/23 to see that the house is in place and/or on schedule, but if that doesn't happen, the fines and fees will continue. All voted in favor. So voted.

Old Business

J. Thomas has the application for the replacement antennas on Grandpa's Knob in case anyone wanted to look at it. State law states that if he finds as the Zoning Administrator that it is not de minimis, then he is supposed to not approve the permit. They have a panel with 3 antennas, and they are going replace them with 6 new ones. The tower stays the same, all up in the air, it will be 6 antennas on one tower.

M. Holden asked about Gilmore Home Center, and stated it was his understanding that they are changing their game plan. J. Thomas stated it was a possibility of a change in plan, but nothing certain yet.

M. Jones mentioned J. Thomas' departure, J. Thomas stated that he will be going to Florida in about a month. K. Oakman will be appointed at the next Selectboard meeting on 9/11/23.

New Business

8:21 p.m. – Adjourn

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

Respectfully Submitted
Allison Harvey
Recording Secretary