

CASTLETON DEVELOPMENT REVIEW BOARD

September 6, 2022 – 7:00 PM

Castleton Town Office

Meeting Room

278 VT Route 30, Castleton

Zoom Meeting Link:

https://us02web.zoom.us/rec/share/rfgdAjCAI9Z6cL3e8uyUQv51ztq23YpLbedwPoNntKt0mwiHFludtppGPWFzwwqC_.dOFkg-VNecswlZt

Passcode: WMQ4#!Vm

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

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

In attendance via Zoom:

Call Meeting to Order

Meeting was called to order by P. Keller at 7:02 pm.

Approve Agenda

D. Wood made a motion to approve the agenda as presented. L. Sargent seconded.

P. Keller requested Old Business be added prior to the Deliberative Session and New Business be added after the Deliberative Session.

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

Approval of Minutes of August 16, 2022

D. Wood made a motion to approve the minutes of August 16, 2022 as presented. L. Sargent seconded. All voted in favor. So voted.

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

Permit Application #8239 – Kin of Mills, Inc. Donald Wong Applicant, 62 Lakeview Lane, Expansion of Non Conforming Use

J. Rosenthal stated the proposal is to tear down the existing seasonal camp and replace it with a year-round dwelling with an additional 459 square feet of space. The existing building lot coverage is 8.2%, new proposal is 11.7%, which is a 3.6% increase in lot coverage. Discussion on the setbacks. Roadside (East) current is 37'6" proposed is 34'6", South current is 56'2", proposed is 52'11", West (lake side) current is 37'5", proposed is 35'5", North current is 17'6", proposed is 15'0". Review and discussion on the detail and layout of the new proposal. Applicant stated he is in the process of application with the State for the shoreline setback change. Current height is 29', proposed is 38'. Landscaping, decking, water supply and septic were also discussed. Discussion on whether the existing larger trees should be taken down

during the construction process and whether the State shoreline erosion regulations apply to the vegetation in question.

Old Business

P. Keller requested that the letter of reconsideration request that has been received be attached to the minutes so it is available to the public.

7:47 pm – Enter Deliberative Session

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

8:30 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 #8239 as presented, to include that the applicant is to also obtain any other State and Local permits necessary. L. Sargent seconded. All voted in favor. So voted.

New Business

None at this time.

8:35 p.m. – Adjourn

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

Respectfully Submitted

Allison Harvey, Recording Secretary
Transcribed from Zoom Recording