

**CASTLETON DEVELOPMENT REVIEW BOARD  
October 18, 2022 – 7:00 PM  
Castleton Fire Station Community Room  
273 VT Route 30, Castleton**

**Zoom Meeting Link:**

**[https://us02web.zoom.us/rec/share/M80CAV9NKJT\\_Btryyh3kZxzU6nhDfb0Ym\\_y7-JjvhFXGF9AKELbvCAmFPICVBQ0m.-CtlgomNME0\\_PcJy](https://us02web.zoom.us/rec/share/M80CAV9NKJT_Btryyh3kZxzU6nhDfb0Ym_y7-JjvhFXGF9AKELbvCAmFPICVBQ0m.-CtlgomNME0_PcJy)  
Passcode: @8sAqq\*q**

**Board Members Present:** Dan Forcier, Laura Sargent, Michael Holden

**Others in attendance included:** Ramsey Gordon, Sheila McIntyre

**In attendance via Zoom:** Katy Culpo, Zak Hale, Dan Forcier (via phone) Allison Harvey,  
Recording Secretary

**Call Meeting to Order**

Meeting was called to order by D. Forcier at 7:02 pm.

**Approve Agenda**

**M. Holden made a motion to approve the agenda as presented. L. Sargent seconded. All voted in favor of the motion. So voted.**

**Approval of Minutes of September 6, 2022**

**M. Holden made a motion to approve the minutes of September 6, 2022 as presented. L. Sargent seconded. All voted in favor. So voted.**

**Permit Application #8244 – Expansion of Non-Conforming Use. Property Owner: Sheila McIntyre, 170 Prices Lane, Castleton**

S. McIntyre's architect R. Gordon presented the drawing to the board and explained that the garage was built two years ago, and this proposal is to replace the bunk house with a slightly larger one-bedroom accessory structure. They have gotten ANR and shoreland approved and are keeping the new structure as close to the size of the original as possible. Proposal adds 149 square feet more than the existing. M. Holden asked about the septic connection, as the existing does not have a connection. It was stated it has been approved, wastewater permit is on file with the Town. B. McIntyre explained that they are before the board because of the height of the building. It was explained that 29' in height is the limit, and the proposed structure is 31' high. The neighbors are aware of the two additional feet and have no issues with it.

D. Forcier reviewed the application, setbacks, shoreline and wastewater permits and what is being requested before entering Deliberative Session

**7:27 pm – Enter Deliberative Session**

**L. Sargent made a motion to enter Deliberative Session for Permit #8244. M. Holden seconded. All voted in favor. So voted.**

**Exit Deliberative Session**

**M. Holden made a motion to exit Deliberative Session. L. Sargent seconded. All voted in favor. So voted.**

**L. Sargent made a motion to postpone this hearing application on Permit #8244 until the November 8, 2022 meeting due to not having all information needed. M. Holden seconded.**

M. Holden explained that they are going to check with the Planning Commission on this application due to the height of the building being requested. This board can waive certain things, and they want to confirm whether height is one of those things or not, as it doesn't specify in the regulations. The Zoning Regulations are in the process of being revised, and if the height is one thing they cannot waive, it may be after the new Regulations are approved.

**Adjourn**

**M. Holden 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