

## Castleton Planning Commission Jan. 26, 2021 Minutes

The Castleton Planning Commission met on January 26, 2021 at the Castleton Municipal Offices and via Zoom. The meeting was called to order at 6:03 PM with Joe Bruno presiding as the chair. The people in attendance were Bob Franzoni, Frank Johnson, Jonas Rosenthal, Pat Keller, Ed Bove, Don Wood, Dan Forester, Bruce Longtin, Joe Bruno, Mike Holden, and Liz MacKay.

Bob Franzoni moved to accept the agenda as presented. Mike Holden seconded. The motion passed.

### Discussion-

Joe Bruno turned the meeting over to Jonas Rosenthal to continue our review of subdivision and PUD (Planned Unit Development) regulations.

1. Ed Bove discussed section 1606 about subdivision general standard and design requirements. One question was: Who determines what a vernal pool is?
2. Don Wood went over some revisions that he recommended being included.
3. The Proposal asks for many things. It's up to the DRB if they want to address the different components.
4. How are PUD's different from subdivisions? PUD should provide flexibility. There are many subdivision requirements.
5. How will it work? The application will come to Jonas. Jonas will review the site. The Preliminary Plot Plan will go to the DRB for review. The DRB will review all requests. The final plan will be presented for review.
6. If a PUD was approved what would stop them from doing another subdivision? It would need to be included in the bylaws of the PUD.
7. It was important to the group to be sure not to allow overdevelopment.

Jonas turned the meeting back over to Joe Bruno.

### New Business:

None

### Adjourn -

Bob moved to adjourn. Mike seconded. The motion passed and the meeting adjourned at 6:50 PM.

The next meeting is Feb. 9, 2021.

Respectfully Submitted,  
Liz MacKay - Commission Member