

**TOWN OF CASTLETON
PLANNING COMMISSION
MEETING OF JANUARY 22nd, 2013
CASTLETON TOWN OFFICES**

MEMBERS PRESENT: Bob Day, John Hale, Joe Bruno, Sean Seguin

MEMBERS NOT PRESENT: F. Giannini

OTHERS PRESENT: Brittany Gilman, David Skidmore

Meeting called to order at 7:10 P.M by Chairman J. Hale.

Minutes for Approval- November 13th, 2012

MOTION

S. Seguin made a motion to approve the minutes of November 13th, 2012. J. Bruno seconded. All in favor. So voted.

OLD BUSINESS

Request for Zoning Change- Castleton State College

D. Skidmore stated that he had come up with some criteria he felt were important should the Planning Commission choose to make "Schools" a conditional use in the R20 zone. He suggested limiting parking to 4 spaces, the use not change the character of the neighborhood or that building, that the streetscape be the same, etc.

J. Bruno suggested limiting the area within R20 that schools would be allowable as a condition. He expressed concern about demolition and rebuilding structures to look more commercial.

J. Hale presented Draft A-1, a summary of proposed changes in relation to making "schools" a conditional use in the R20 district. He reviewed the proposed changes.

B. Day stated that he can see problems arising from this, such as others coming to the Planning Commission asking for additional uses to be made conditional.

J. Hale stated that he would rather see the buildings used than fall into disrepair. He also stated he would rather see them as offices than as residential college housing.

D. Skidmore stated another avenue would be to make professional offices conditional rather than schools.

J. Bruno stated that less tax revenue comes to the town when the college owns residential property.

B. Day questioned whether if it were anyone but the college, if the board would be considering this.

It was decided to table the discussion until the next meeting to give the members time to review and consider proposed changes.

Route 30 Corridor Discussion

J. Bruno stated that he would give input, but would abstain from voting on the issue because of a conflict of interest.

D. Skidmore stated that RR2A is a very large district, and making almost everything conditional is poor planning. He stated that Route 30 is very different than the rest of the RR2A district.

J. Bruno stated that there are many non-conforming parcels on Route 30, and changing the zoning to Village Commercial would make parcels conforming. He also stated that he wants to invite commercial property on Route 30.

D. Skidmore questioned why zoning parcels already in residential use as Village Commercial would invite more commercial use. J. Bruno responded that the location plays a large role.

J. Hale stated that the discussion had been changing the table of uses to make more commercial uses conditional in RR2A rather than changing the zoning on Route 30 to Village Commercial.

J. Bruno stated that he is in favor of changing the zoning on Route 30 corridor to Village Commercial.

D. Skidmore stated that the town already has a strip area from Sand Hill to the town line, and there are vacant spots on it.

J. Hale stated that the town had applied for a municipal planning grant, and were turned down. He stated he spoke to a woman in the grant department, and was told part of the reason the grant was denied was because they did not want to encourage sprawl or strip development.

B. Day suggested getting the grant writers to write a report as to why the grant was rejected.

J. Bruno stated that if something is allowable on a half-acre parcel of land, it should be allowable on a two acre parcel of land.

B. Day stated that much of RR2A would not be good for commercial development, as it is not on a main road, etc.

J. Bruno stated that in residential areas, neighbors can create problems for commercial developers.

D. Skidmore suggested channeling growth in the town rather than allowing it to grow at random.

Adjournment:

MOTION

S. Seguin made a motion to adjourn. J. Bruno seconded. All in favor. So voted. The meeting was adjourned at 8:35 P.M.

Planning Commission Meeting, January 22nd, 2013

The next meeting will take place on Tuesday, February 12th, 2013, at 7:00 P.M.

Submitted by Brittany Gilman

Frank Giannini, Clerk

Date of Approval

DRAFT