

**TOWN OF CASTLETON
PLANNING COMMISSION
PUBLIC HEARING OF MARCH 28TH, 2013
CASTLETON COMMUNITY CENTER**

MEMBERS PRESENT: John Hale, Joe Bruno, Sean Seguin

MEMBERS NOT PRESENT: Frank Giannini, Bob Day

OTHERS PRESENT: Brittany Gilman, see attached list

Meeting called to order at 6:30 P.M by Chairman J. Hale.

Public Comment on Propose Zoning Ordinance Changes

Chairman J. Hale reviewed the purpose and role of the Planning Commission and the Development Review Board. He also showed a map of the current zones, and outlined the difference between permitted and conditional uses. He stated that the purpose of the hearing tonight is to consider allowing “school” as a conditional use in the R20 zone. He reviewed the proposed changes to the zoning ordinance.

D. Skidmore stated that he feels it is important for the Planning Commission to talk more with the college about the growth of the town and college so growth happens as intended. He stated that the college does do a very good job of maintaining its buildings, but some of the buildings don’t match the character of the town on Main Street, and there is a noticeable lack of transition between zones. He stated he thinks this is a reasonable attempt at trying to make a better transition.

S. Dikeman presented the proposed plans for the Reinfurt estate.

C. Cook stated that past experiences with projects and the college have gone poorly for her. She also expressed concern at the wording “unduly harmed” stating that the residents should not be harmed at all, not just disproportionately. She also stated that she and her neighbors were told that the Stadium was the end of the college expansion and that it would only be used for about 5 football games and graduation, which she stated are not true. She states this was told to her by the college. She stated expansion has impacted the neighborhood on South Street immensely with more traffic, noise, and loss of the night sky. She stated she is not worried about the specific plan for the Reinfurt estate, but is worried about opening the zone up to broader use.

P. Graziano stated that she agrees with C. Cook, and asked where the board would draw the line for expansion. Chairman J. Hale stated that he places a great deal of faith in the DRB to make that decision.

B. Cook stated that he doesn’t feel the language is strong enough, and gives the college a license to do whatever it wants. He also feels that Castleton is losing its identity, and expressed concern about the limitations.

J. Bruno stated that he agrees with the concerns of the citizens, and feels there is too much college expansion and dishonesty. He also stated he feels the language is too suggestive, and that the DRB changes year to year. He also stated that he has spoken with other citizens who are unhappy with

expansion. He stated that he feels the college has enough acreage in the current College Campus zone to build an admissions office if it is needed.

Adjournment:

MOTION

S. Seguin made a motion to continue the public hearing until date certain of April 9th, 2013 at 7:00 P.M.
J. Bruno seconded. All in favor. So voted.

The next meeting will take place on Tuesday, April 9th, 2013, at 7:00 P.M

Submitted by Brittany Gilman

Frank Giannini, Clerk

Date of Approval