

**TOWN OF CASTLETON  
PLANNING COMMISSION  
MEETING OF APRIL 9TH, 2013  
CASTLETON TOWN OFFICES**

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

**MEMBERS NOT PRESENT:** Frank Giannini

**OTHERS PRESENT:** Brittany Gilman; see attached list

Meeting called to order at 7:30 P.M by Chairman J. Hale.

**OLD BUSINESS**

*Zoning-Castleton State College*

J. Hale asked if the Planning Commission had an opinion about re-zoning the Reinfurt property to college campus.

S. Seguin stated he would want more information on the PILOT program.

B. Day expressed concern that the college would continue to buy adjacent properties and request zoning changes. S. Seguin read a copy of a letter from Dr. Steven A. Reinfurt supporting the college's plans for the property.

B. Day suggested J. Hale approach the Select Board and see if they would be amenable to such a change.

J. Bruno stated that he still has concerns about the college continuing to encroach on Main St.

**Minutes for Approval- March 26<sup>th</sup> and March 28<sup>th</sup>, 2013**

**MOTION**

J. Bruno made a motion to approve the minutes of March 26<sup>th</sup> and March 28<sup>th</sup>, 2013. S. Seguin seconded.

Correction: The re-zoning proposal in relation to the college should say "allow school in R20 and Village Commerical."

All were in favor of approving the minutes as amended.

**OTHER BUSINESS**

J. Hale stated that D. Skidmore requested a formal comment from the Planning Commission for the Public Hearing on the Sidewalks at Castleton Corners on April 22<sup>nd</sup>.

It was decided that it was not necessary to provide a formal comment after some discussion.

*H.526 Shoreline Protection*

Chairman J. Hale stated this legislation has passed the house and is now in the senate. He stated that if passed, the town may need to pass additional legislation to protect the town from state regulations. He stated he will keep the Planning Commission apprised of any developments.

### **OLD BUSINESS**

#### *Town Plan Amendments- Ridgelines*

The Planning Commission reviewed the propose changes for the Town Plan, and revised it to include suggestions from the Select Board. A summary of changes is as follows:

- Page 15- Take out Ridgeline Overlay Zone. Take out Policy 5
- Page 16- Take out programs related to ridgeline development
- Page 28- leave as it
- Page 29- Take out reference to 1500 feet and Ridgeline Overlay Map
- Page 39- Leave as is
- Page 40- Take out section on Artificial Lighting and Shadows
- Page 42- Take out reference to Ridgeline Overlay Map
- Page 54- Take out whole section on Ridgelines
- Page 57- Leave as is
- Page 66- Take out Policy 5 and related program
- Page 77- Take out whole section
- Page 79- Leave as is
- Page 82- Leave as is
- Page 83- Take out whole section

Chairman J. Hale stated he would draft a revised copy.

J. Bruno suggested including the town intent for the Rt 30 Corridor in preparation of the public hearing.

### **Adjournment:**

#### **MOTION**

S. Seguin made a motion to adjourn. J. Bruno seconded. All in favor. So voted. The meeting was adjourned at 8:30 P.M.

The next meeting will take place on Tuesday, April 23rd, 2013, at 7:00 P.M

Submitted by Brittany Gilman

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Frank Giannini, Clerk

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Date of Approval