

**TOWN OF CASTLETON
PLANNING COMMISSION MINUTES
MEETING OF FEBRUARY 12TH, 2013
CASTLETON TOWN OFFICES**

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

MEMBERS NOT PRESENT: None

OTHERS PRESENT: Brittany Gilman, David Skidmore

Meeting called to order at 7:12 P.M by Chairman J. Hale.

Minutes for Approval- January 22nd, 2013

MOTION

J. Bruno made a motion to approve the minutes of January 22nd, 2013. B. Day seconded. All in favor. So voted.

NEW BUSINESS

Chairman J. Hale reminded the board that the Select Board dates for the public hearing regarding proposed changes to the town plan are scheduled for February 25th and March 11th. It was decided B. Day would speak on behalf of the Planning Commission.

There will be no Planning Commission meeting on March 12th.

OLD BUSINESS

Route 30 Corridor Discussion

Chairman J. Hale suggested it might be prudent to get some advice on how to approach the issue from the Planning Coordinator at the state level. He suggested possibly referencing Drake Road to Route 4 specifically rather than change the whole RR2A zone. He also suggested a conference call from the Planning Coordinator to consult on the issue.

S. Seguin agreed seeking more professional advice was a good idea. J. Bruno did not feel it was necessary.

B. Day asked if this person have familiarity with the area. Chairman J. Hale stated that he had gotten the impression that she did. B. Day and F. Giannini stated that they felt it was worth the discussion.

S. Seguin suggested focusing on the uses that require town sewer, which could help the board focus on desired uses.

Zone Change Request- Castleton State College

Chairman J. Hale presented Draft A2, which was modified to include a no tear-down provision. B. Day suggested putting a provision in that building could only occur within the same footprint.

J. Bruno stated that he feels a change to zoning will create problems and that it is unfair to do it for the college but not others.

S. Seguin stated that he would like to see the college be able to expand the Admissions Office, but felt the conditions in Draft A2 were not specific enough.

MOTION

Motion to accept the proposed changes as presented in Draft A2 by F. Giannini. Seconded by S Seguin.

S. Seguin stated he would like to see more black and white conditions to aid the DRB in making decisions about this.

Chairman J. Hale, B. Day, and F. Giannini voted yes. S. Seguin and J. Bruno voted no. Motion carries.

Proposed Minor Changes to the Zoning Ordinance

Chairman J. Hale reviewed a list of proposed changes to the zoning ordinance given to him by D. Skidmore. The board had several questions regarding excavation and landfill, limitation of one shed per parcel of land, and some wording that was unclear.

S. Seguin suggested D. Skidmore attend the next meeting to explain some of the proposed changes.

Adjournment:

MOTION

S. Seguin made a motion to adjourn. B. Day seconded. All in favor. So voted. The meeting was adjourned at 8:15 P.M.

The next meeting will take place on Tuesday, March 28th, at 7:00 P.M.

Submitted by Brittany Gilman

Frank Giannini, Clerk

Date of Approval