

TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JUNE 12, 2018
TOWN OFFICE

MEMBERS PRESENT: J. Bruno, J. Currie, C. Smith, R. Franzoni, J. Pintello

OTHERS PRESENT: H. Steele

CALL TO ORDER: J. Currie called the meeting to order at 7:02pm.

AGENDA APPROVAL

MOTION: J. Bruno made a motion to approve the agenda. R. Franzoni seconded. All in favor. Motion Carried.

MINUTES APPROVAL

MOTION: J. Currie said she wanted the following amendments made to the minutes: In the Discussion Continuing Table of Uses, the line was written "She drafted a letter to the Select Board stating that the Planning Commission will not continue working unless drastic measures are taken to hold the ZA and DRB responsible and make them follow the rules or be replaced." J. Currie wants it to be written "J. Currie drafted a memo to the Select Board..." She also wanted the line originally written "She stated that the removal process for ZA starts with a statement from the Planning Commission and then needs to be passed on to the Select Board to have a hearing in which the ZA would be able to submit proof and witnesses" to be corrected to "J. Currie stated..." for clarification. J. Bruno made a motion to approve the minutes of May 29, 2018 with the stated amendments. R. Franzoni seconded. All in favor. Motion Carried.

DISCUSSION

Helen Steele was at the June 11 Select Board meeting to raise concerns about parking at Crystal Beach for the Lake House. J. Currie invited her to the Planning Commission meeting for further discussion. J. Bruno confirmed his comment from the Select Board meeting that the statute indicates there needs to be one parking space for every three seats allowed in the restaurant's seating capacity. H. Steele said the DRB approved the Lake House for 96 seats. Environmental Court originally rule 68 but left it open for the Lake House to appeal. In 1995, Permit #4573 was given to the Lake House for parking for 39 cars. Boats are not included in that number according to Environment Court. H. Steele stated that based on statute, there need to be seven parking spaces left open for tenants that reside in the three apartments in the garage, and one apartment above the restaurant where an employee resides. That

leaves 32 parking spaces for customers for the restaurant. She also stated some of the areas that are supposed to be parking spaces according to the plot map are being used for garbage cans and dumpsters on the front left of the building. She presented a plot map that represented where the parking spots were supposed to be but said that some of the spaces were impossible to use. She also presented a picture on her phone that she took before she came to the meeting showing six cars parked where the plot map showed room for eight. The plot map also showed three parallel parking spaces between the road and garage which she said is impossible to fit. J. Currie asked if she has her driveway coned off. H. Steele replied that she must keep it coned off to prevent customers from parking in her driveway. J. Bruno confirmed that based on Zoning section 602, seven parking spaces for tenants is the correct number based on how many bedrooms are in the apartments. J. Currie asked H. Steele what her main concern is. H. Steele said that the restaurant is trying to expand in a spot that is not built to allow expansion and that she doesn't believe the town should aid them in growing by allowing parking at Crystal Beach. She suggested that the Lake House should use valet to prevent people from walking down Route 30. C. Smith said the town agreed to allow parking at Crystal Beach because there were safety concerns with people parking on Route 30 and blocking parts of the roadway. J. Bruno stated that the seating capacity is still the same. H. Steele implied that she felt there were more people there than are supposed to be allowed and asked who enforces the seating capacity. J. Bruno said she should call the Fire Marshall if she felt there needed to be a headcount. J. Currie asked H. Steele what resolution she was hoping for. H. Steele said she doesn't want the town to allow customers to park at Crystal Beach. J. Currie replied that the town has no jurisdiction over people parking on Route 30 so it is still safer to allow them to park at Crystal Beach if they need to park somewhere. H. Steele said she didn't feel it was right for the town to take on liability for people who park at Crystal Beach because if something happened there the town would be liable. J. Bruno stated that even if it was gated off, people could still enter on foot easily and the town would still be liable. H. Steele said the Lake House has enough parking spaces for their seating capacity based on Environment Court. J. Bruno made the point that those parking spaces only account for every three people, so if everyone in a party drives their own vehicle, they would only have enough parking spaces for one third of their seating capacity. C. Smith also said there are people from the neighborhood who walk to the restaurant. R. Franzoni suggested having the new owners of the Lake House come in to come to a solution with the new Town Manager, Mike Jones. J. Currie and C. Smith said they will set up a meeting with Kyle and Dan to see if they can come to a solution. J. Bruno said he will also pursue a stipend for parking at the beach to be in the new agreement. H. Steele also complained about the restaurant's garbage dumpster. J. Currie referred her to speak with the Heath Officer.

OTHER BUSINESS

J. Currie discussed with the Select Board needing to have two warranted meetings before August 18th. The Select Board set the meeting dates for June 25th preceding the Select Board meeting at 6:30pm, and July 10th preceding the Planning Commission meeting at 6:30pm.

J. Currie redrafted the memo she presented to the Select Board regarding the ZA. J. Leamy had expressed some changes he would like to see made so she redrafted a new memo and was handing out for the Planning Commission to review.

J. Bruno stated that he received a time log he requested from the ZA. He expressed concerns with the ZA's time management. J. Currie stated she would like to see the Planning Commission oversee the ZA.

J. Bruno said it needs to go before the Select Board. J. Currie said she would try to get it to the Select Board again. As it stands now, the Town Manager oversees the ZA.

J. Currie said she is attending the Library Trustee meeting on Monday regarding Village Designation.

EXECUTIVE SESSION – PERSONNEL 1 VSA SECTION 313(3)(a)(3)

MOTION: C. Smith made a motion to enter Executive Session. J. Bruno seconded. All in favor. Motion Carried.

MOTION: R. Franzoni made a motion to exit Executive Session with no action taken at 8:56pm. C. Smith seconded. All in favor. Motion Carried.

Respectfully,

Darcy Van Noordt

Date of Approval: _____