

CASTLETON PLANNING COMMISSION
Tuesday, January 11, 2022
Castleton Town Office
and ZOOM

Zoom Recording Link:

https://us02web.zoom.us/recording/detail?meeting_id=0ivUNVqLS%2F2CMptPaJRCRA%3D%3D

Those in attendance included: Elizabeth MacKay, Frank Johnson, Jonas Rosenthal Zoning Administrator.

Others present by Zoom included: Allison Harvey, Recording Secretary,

L. MacKay called the meeting to order at 6:30 P.M.

Approve Agenda

No quorum of the board present to take action.

Minutes of Meeting – December 14, 2021

No quorum of the board present to take action.

Public Comment – None at this time.

New Business

Overview of Stone Mill Solar – J. Rosenthal stated that at last meeting they had received offers through RRPC for assistance in providing amendments to the energy section of the town plan without calling it an enhanced energy plan. It was indicated they would find someone to assist in writing language pertaining to ridgeline development for wind and screening options for solar and limiting the size of solar projects as related to state highway, and he is waiting for some of that feedback for consideration to the town plan energy chapter.

J. Rosenthal stated there is a section of the current zoning ordinance, page 41, that pertains to non-conforming uses. It starts as Section 709 expansions of non-conforming structure with conforming use. A lot of the parcels in town were created prior to adoption of zoning and a lot of parcels don't comply with setbacks and lot size. There is a section that begins on page 40-41 that states non-conforming construction with conforming use may be continued indefinitely, but moved, enlarged, altered, extended, torn down and replaced, reconstructed or restored. Item 5 of Section 709 requires that no previous application has been approved. J. Rosenthal reviewed three current applications that are coming up for the DRB, and he is going to ask the Commission to interpret those regulations pertaining to these three proposals and how they are affected by the regulations. In reviewing the permit applications and the changes being proposed it was stated that one was non-conforming when permitted in 2016, but new one meets the requirements and setbacks. Another doesn't meet

setbacks, and is asking for a variance, and another that doesn't meet setbacks at all, but is an enclosure of a deck that is preexisting.

Section 709 Expansion of non-conforming structure with non-conforming addition. Further review of the proposed permits applications and how they apply to regulations, and how they pertain to pre-existing setbacks and variances for setbacks. Additions for enclosing decks and additions to existing non-conforming uses on small lots, and whether decks and stairs are included, and whether it can be considered living space. J. Rosenthal feels the proposals will present issues with the DRB and their approval process and whether they are conforming or non-conforming and if they can approve the proposals based on current regulations. He further stated that he needs to act on them by denying and they will be scheduled for review by the DRB for their February 1 meeting for variance approval.

J. Rosenthal stated at the December 14, 2021 meeting Ed Bove was present and gave copies of what hopes to be next to last round of the proposed Zoning Regulations. They would like the board to go through the proposed regulations jointly with the DRB and he hopes to get a schedule coordinated. He would like the PC to go through the draft on January 25th, and then could meet with the DRB on February 15th, he will check with the DRB and see if they can accommodate that schedule. L. MacKay asked if Ed Bove could attend joint meeting as well, Jonas will check with him.

7:25 Adjourn Meeting – no motion, no quorum

Respectfully Submitted,

Allison Harvey, Recording Secretary