

**TOWN OF CASTLETON
PLANNING COMMISSION MINUTES
Tuesday, February 26, 2019 at 7:00pm
Castleton Town Offices
263 VT – 30
Castleton, VT 05732**

PRESENT: Janet Currie, Planning Commission Chair; Joseph Bruno, Planning Commission Vice Chair; Robert Franzoni, Planning Commission Member; Val Waldrun, Planning Commission Member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary;

CALL MEETING TO ORDER

Janet Currie opened the meeting at 7:00pm.

AGENDA FOR APPROVAL

Mr. Bruno made a motion to approve the Agenda. Ms. Waldrun seconded the motion. All were in favor, and the motion passed.

MINUTES APPROVAL

Mr. Franzoni made a motion to approve the minutes of January 15, 2019 and January 22, 2019. Mr. Bruno seconded the motion.

Ms. Currie noted that on the first page of the January 22, 2019 Minutes, there was a mistake in the seventh (7th) line of the paragraph under DISCUSSION REGARDING APPLYING FOR A BETTER CONNECTION GRANT FOR THE ROUTE 4A CORRIDOR. The following section is incorrect;

Richard "Dick" Combs explained that there were two (2) Phases involved. Phase 1 was to run a sidewalk from the Medical Center to Drake Road. Phase 2 was then to run a sidewalk from Drake Road to Hydeville. Dick explained that Phase 2 has been awarded and should be finished this year. If Phase 1 can be put out to bid by February, there is a possibility that could also be finished this year. When the funding ran out for Phase 1, Phase 2 sidewalk stops in Hydeville because that was as far as the funding would allow.

Mr. Bruno noted that the error could have been in the way the recorder edited the minutes, but that the recording of the minutes should be listened to in order to verify what was said. Then an addendum can be added to those minutes stating the clarification.

All were in favor and the motion passed.

Ms. Currie informed the Planning Commission that the Better Connections Grant was sent out on time. Ms. Currie thanked Mr. Rosenthal for his work and Mr. Franzoni and the LBA for their letters of support.

Ms. Currie also reported that she and Mr. Rosenthal are getting the village designation renewals for Castleton Village and the Four (4) Corners and adding Hydeville. The minutes from the Select Board Meeting on February 25, 2019 need to be submitted. On March 25, 2019 at 1:00pm, Ms. Currie, Mr. Rosenthal and Mr. Jones will be giving a presentation to Richard Moore (sp) and the State Development Board in Montpelier. All Planning Commission members are invited.

This presentation is one of the criteria on a list of grants that can be applied for. Ms. Currie asked Ms. LeBrun to use the description from the Select Board Meeting to describe the issue with the Sidewalk Project that Town Manager, Mike Jones spoke about at the Select Board meeting on February 11, 2019.

SIDEWALK PROJECT (PHASE 1) COST INCREASE (EH10(4))

Mr. Jones received an update to Phase 1 of the Sidewalk Project, this was the portion of the sidewalk that went from Drake Road to the Four (4) Corners, the from then the Four (4) Corners to the Medical Center. Initially the cost of Phase 1 was quoted at \$86,500, however, as of Monday, February 11, 2019, the cost had increased by \$255,000.00 for a total of 342,000 to complete the project. At this time, Mr. Jones does not feel that the Town of Castleton can afford this project. The Town can apply for bicycle and pedestrian grant that will pay 80% of any outstanding cost.

Ms. Waldrun remembers while she was on the Rutland Regional Planning Commission, a discussion about a Bike Bi-Way thru Castleton along Main Street. Ms. Waldrun could not remember the name of the woman who spoke. Mr. Rosenthal will add this to the Four (4) Corners, Castleton Village and Hydeville village designations.

If the grant is approved after March 25, 2019, a meeting will be scheduled in April for a presentation by Mr. Moore about the benefits to stakeholders. Applications for tax credits are due by June 30, there are people in Town that may qualify. By having the presentation and inviting stakeholders, this will help them.

Ms. Currie asked about doing a press release for this, Mr. Rosenthal recommended that a press release wait until the presentation date is set.

Ms. Currie noted that there is not a Chamber of Commerce in Town and would like to work to create color brochures and possibly a YouTube Video with help from the University students. Mr. Rosenthal stated that if the Better Connections Grant is awarded, there will be money within that Grant to help with this.

There is a grant called the Vermont Outdoor Recreation Economic Community Initiative (VORECI), which may be available next year if the Department of Forests, Parks and Recreation approves it again. The grant is for Towns to promote their recreation resources, Mr. Rosenthal recommended that if available, it would be great for Castleton.

Mr. Franzoni recommended that the Commission look at the website for Tupper Lake. It is very good visually. The website layout is very appealing and helps you to know what there is to do in the area.

Ms. Waldrun asked what the status of the Economic Development Committee was. Mr. Rosenthal believes that if the Better Connections Grant is awarded, the EDC may receive new membership.

Ms. Currie wanted to thank all of the people in the community who came out in support of the Better Connections Grant and would like to find a way to engage those people to come out to volunteer.

Ms. Waldrun shared that she and Nancy Trudeau are working on a Christmas Tractor Parade. Discussion was held regarding the success of past winter carnivals. It was mentioned that the Recreation Committee might be interested in this. Mr. Rosenthal recommended that someone reach out to Rick Roberts, the Town Clerk of Granville for more details.

Ms. Currie asked Mr. Rosenthal to address some questions that people have regarding permits for solar arrays on private homes. Mr. Rosenthal referred to a document provided by a company called Bristol Electronics in which the company asked if they needed any permits. Mr. Rosenthal looked at the Zoning Ordinances in Castleton and found that in Section 414: Technical Structures, it is stated;

Construction of technological structures shall be subject to public hearing and determined on a case by case basis by the Development Review Board. Such structures may include, but shall not be limited to, communication towers, solar panels and wind generators.

Mr. Rosenthal noted that someone must file a \$300 permit application to go in front of the DRB. Mr. Rosenthal then contacted the Regional Planning Commission. The RPC referenced Vermont Statutes, Title 24, Chapter 117, subsection 4412 and 4413. Mr. Rosenthal's interpretation of these sections was that anyone who feeds into the grid, is exempt.

DISCUSSION – RE-DRAFTING OF ZONING ORDINANCES

Zoning Administrator Jonas Rosenthal has been collecting different ordinances and reviewing the language used. Mr. Rosenthal provided copies of the Town of Leicester's Unified Development Regulations specifically the Exemptions section. Mr. Rosenthal referred to the Town of Castleton Ordinance Section 1021: Exemptions from Zoning Permits, he recommended that the Planning Commission compare the list of exemptions on the Leicester document to the Town of Castleton's and determine what makes sense and what does not. Mr. Rosenthal would like to spend an evening reviewing the exemptions one by one. Ms. Currie agreed that this was a good exercise.

Ms. Currie mentioned that the Commission should begin to address the rental signs in the Village of Castleton. Mr. Rosenthal pointed out that there are sign ordinances that can be adopted. Ms. Currie noted that the Commission needs to determine how restrictive they want to be in the ordinances.

Ms. Waldrun asked if the deck at the Castleton Pizza Place and Deli was supposed to come down, she remembers that it was addressed some time ago. Ms. Currie recalled that it was non-conforming and was supposed to come down. Mr. Bruno recalled the situation as well. Mr. Rosenthal will review minutes.

Ms. Currie would like to start Municipal Tickets as there is not a good recourse for violations. Mr. Bruno believes that the Town had Municipal Tickets in 2002 or 2003. Mr. Rosenthal noted that it would be important to list violations and fines.

Ms. Currie mentioned that the Commission should also address open storage as she has been getting complaints regarding some of the homes along Route 4A.

Grandfathering was discussed as something that should be addressed as it is not in the Castleton Ordinances but is defined in Title 24.

ANY OTHER BUSINESS

Mr. Franzoni mentioned that he had heard that there was a vote coming up on the school district was planning to move the 6th graders back to the elementary school and the 7th and 8th graders to the High School. This will change the dynamic of Castleton Village. It is supposed to be a ballot issue coming up in the future. Mr. Franzoni believed that he had read an article in the Rutland Herald about this. Mr. Bruno asked Mr. Franzoni to find the article.

There was discussion regarding the use of the Castleton Village School building by the University and the advantages and disadvantages to closing the Middle School and how it would affect Castleton Village. It was suggested that perhaps the School Board should be invited to a Select Board meeting to find out what the plan was.

ADJOURN

Mr. Bruno made a motion to adjourn the Planning Commission Meeting at 8:15p.m. Ms. Waldrun seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary