

**TOWN OF CASTLETON
PLANNING COMMISSION
Tuesday, August 13, 2019 at 6:00pm
Castleton Town Hall
263 VT – 30
Bomoseen, VT 05732**

PRESENT: Janet Currie, Chair; Joe Bruno, Vice Chair; John Pintello, Planning Commission member; Robert Franzoni, Planning Commission member; Val Waldrun, Planning Commission member; Jonas Rosenthal, Zoning Administrator;

ABSENT: Eliza LeBrun, Recording Secretary/Planning Commission alternate

CALL MEETING TO ORDER

The meeting was called to order by Janet Currie at 7:03pm.

APPROVAL OF AGENDA

Mr. Bruno made a motion to approve the agenda. Mr. Pintello seconded the motion. All were in favor and the motion carried.

MINUTES FOR APPROVAL – July 25, 2019

As there was not a quorum present, there were no official minutes to be voted on.

DISCUSSION

- Review materials for MPG grant

Mr. Rosenthal noted that the MPG Grant is due the end of September. Mr. Rosenthal also noted that Amanda O'Conner, Planner for the Regional Planning Commission has been on maternity leave and will be returning the beginning of September.

Mr. Rosenthal has been gathering information from other Municipal Planning Commissions including the Town of Poultney's 2013 application to create unified bi-laws in zoning, subdivision regulations and flood hazard regulations.

Mr. Rosenthal plans to have a draft completed mid-September. Ms. Currie asked that a copy of the draft application be shared with the Commission.

Ms. Currie would also like the Planning Commission to consider putting a bid out for a Zoning Planner if and when the Municipal Planning Grant is awarded. Discussion about this was held amongst the Commission.

- Review topics for new or amended ordinances

Mr. Rosenthal shared that he has reviewed the suggestions from the Development Review Board and the Select Board. The Planning Commission would like to create new language with flexibility for the Development Review Board regarding the Table of Uses. This way if something is not in the Table of Uses, then the DRB can say it is relatively the same as this; and site the plan criteria can be compared against the project that is not specifically listed.

Mr. Rosenthal noted that there was no criteria at this time for wireless telecommunication facilities and moveable technological structures.

Mr. Rosenthal would like the Agency of Natural Resources to review the Water-source Protection Plan. Mr. Cresi is very interested in this.

Under non-conformities, there is a list of adverse effects. Ms. Currie feels that adverse language is very concerning and wants to make sure that there is good, measurable, language.

Mr. Rosenthal mentioned Compact Solutions. Compact Solutions are much like planned unit development. They look at density, lot size, home size, spacing of homes, location of driveways and common access space.

Mr. Rosenthal mentioned creating sign regulations and the merging of existing small lots as topics to be discussed. Discussion was held amongst the Planning Commission about some history with regard to signs in the Town of Castleton.

- Review new zoning application and enforcement

Ms. Currie would like to discuss creating a new zoning application that puts the responsibility on the applicant to determine abutters, etc, rather than the Zoning Administrator.

With a new application, there should also be enforcement. It was discussed that the Zoning Administrator could write tickets and if an individual fails to appeal a ticket in the allotted time, and does not comply with the ticket or pay the fine, the ticket can be attached to their property and incur interest monthly. Possibly leading to tax sale.

Mr. Rosenthal also noted that there may even be a way to have the ticket flagged on their driver's license.

Mr. Bruno stated that at one time, Castleton wrote civil tickets and the Constable delivered them.

Ms. Currie would like to learn the pros and cons of ecourt.

ANY OTHER BUSINESS

Ms. Currie received a certified letter from a company that would like to put in a 2.2 mega-watt solar array on private property located off Route 12 in Castleton. The array will occupy 10 acres of a larger parcel owned by Robert and Barbara Laveine(sp) Revocable Trust. The lot is behind R&D. A google aerial photo was included with the application. Currently, this field is full of corn.

Ms. Currie noted that when she first came to Castleton, there was supposed to be a 150 kilo-watt solar array built behind Dollar General. However, they have not broken ground yet. There was a second 500 kilo-watt solar array scheduled to be put in the old junkyard behind Hubbardton Forge. This project has yet to break ground as well. Both projects are still active.

The applicant -company would like the Planning Commission to designate the 10 acres as a preferred site, however Ms. Currie and Mr. Bruno feel that the proposed size of the solar array is too big. It was also noted that this site may be considered prime agricultural land. Overall the feeling was that the proposed array was too big.

Ms. Currie would like to draft a memo to the Select Board with the Planning Commission's recommendation that the request to designate the identified 10 acres as a preferred site for the 2.2 megawatt solar array not be approved. The Select Board can over-rule or agree with the Planning Commission. Then the application is forwarded to the Regional Planning Commission where it will be reviewed for environmental impact before it is sent to the Public Service Board for a final decision.

Mr. Bruno made a motion to allow Ms. Currie to speak with Dave Carpenter and Mr. Knappmiller regarding their respective solar projects for an update. Mr. Pintello seconded the motion. All were in favor and the motion passed.

There will be no other Planning Commission meeting in August. Regular meetings will resume on Tuesday, September 10, 2019 at 7:00pm.

EXECUTIVE SESSION

It was decided there was no need for an executive session.

ADJOURN

Mr. Bruno made a motion to adjourn at 8:00pm. Mr. Pintello seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary