

**CASTLETON PLANNING COMMISSION**  
**Tuesday, January 24, 2023**  
**Castleton Fire Station Community Room**  
**273 Route 30 N, Bomoseen**  
**and ZOOM**

**Zoom Recording Link:**

**[https://us02web.zoom.us/rec/share/5ktxpuMXqjXXqEGWaVgjFiXaFXQoFpSKoh7BhwYGpyzmP0zvL1Ue1u\\_vctWYRMOv.jtRwkrMpp-Zues20](https://us02web.zoom.us/rec/share/5ktxpuMXqjXXqEGWaVgjFiXaFXQoFpSKoh7BhwYGpyzmP0zvL1Ue1u_vctWYRMOv.jtRwkrMpp-Zues20)**  
**Passcode: c#H9qsiK**

**Those in attendance included:** Elizabeth MacKay, Mike Scovner, Michael Holden

**Others present by Zoom included:** James Thomas, Allison Harvey, Recording Secretary

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

**Approve Agenda**

**M. Holden made a motion to approve the agenda. M. Scovner seconded. All voted in favor. So voted.**

**Minutes of Meeting – January 10, 2023**

**M. Holden made a motion to have the current January 10, 2023 removed from the town website until the correct version is available. M. Scovner seconded. All voted in favor. So voted.**

**Public Comments**

None at this time.

**Reports**

**Rutland Regional January Planning Commission Meeting – L. MacKay**

L. MacKay attended regional meeting last Tuesday. She found out that they are supposed to attend those meetings every month. J. Thomas stated the representative was J. Bruno, until the last Board of Selectmen's meeting last week that re-appointed the representative as L. MacKay. They meet the third Tuesday of every month at the Opera House on the 3<sup>rd</sup> floor. Meetings start at 6pm with committee meetings, she will attend both next month as Castleton does not have a member appointed to either. The actual meeting starts at 7pm. There are over 20 towns involved in this region, and they are supposed to help the member towns with whatever they may need help with in the area of Planning. There is a fee to be a part of this Commission, it is \$1,000 per month so they should use the resource all they can.

**Outcome of Approval by Selectboard of our Revised Town Plan – L. MacKay**

L. MacKay stated the Selectboard did not have this on their agenda for the meeting last night, but it will be on the agenda for February 13, 2023 meeting. J. Thomas stated he did not feel they could approve it at that time, that they have to have hearings. L. MacKay stated they had looked into that, and the one hearing the Planning Commission had was all that was necessary.

## **New Business**

### **Continue Review and Editing of Draft of the Zoning Ordinance document (Unified Development Regulations)**

L. MacKay asked Commission members to review the tables on Page 11 -15 for discussion at the next meeting. Review started on page 16. J. Thomas questioned the parking spaces on Main Street, discussion held on the parking issues and businesses located on Main Street and whether there was a need for more.

Discussion on punctuation on Page 17 needs to be reviewed, semi colons and commas. Requirements in Section 803 and 805 and discussion on landscaping and whether should be moved to those sections. It was felt they may fit better into the 803-805 area.

Page 20 entailed discussion on the renewable energy sources, and whether they are consistent in the language and explanation of the topics included and the protection of the adjacent properties. M. Scovner will rewrite Section 503 and bring it to the next meeting.

Article 6 discussion and the wording of the articles and conditional uses and whether Article 601 is necessary. Vibrations and who is measuring them was questioned, and whether it would be enforceable. Further discussion on quarries and farms and if the noise and trucking requirements are valid.

Review stopped on page 25, the discussion will continue from there at the next meeting which is February 14 at 6:30pm.

### **Other Business**

None at this time.

### **Adjourn Meeting – 8:00 pm**

**M. Holden made a motion to adjourn at 8:00 pm. M. Scovner seconded. All voted in favor. So voted.**

Respectfully Submitted,

Allison Harvey, Recording Secretary