

CASTLETON PLANNING COMMISSION
Tuesday, February 14, 2023
Castleton Fire Station Community Room
273 Route 30 N, Bomoseen
and ZOOM

Zoom Recording Link:

<https://us02web.zoom.us/rec/share/Gj92xXEW9ENaffOzBSF64ltFfSO3WkqwPbBBDycVxcHhsaM2zvkiqiCVoJSkgKbf.qKXqhAkHNXCWIAMy>
Passcode: 9^1cyxAE

Those in attendance included: Elizabeth MacKay, Mike Scovner, Frank Johnson

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

L. MacKay called the meeting to order at 6:37 P.M.

Approve Agenda

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

Minutes of Meeting – January 10, 2023

F. Johnson made a motion to approve the minutes of January 10, 2023 as presented. M. Scovner seconded.

Page 1 – third line from the bottom – *It was felt the energy plans were not as efficient to protect some areas within the town* should be stricken.

All voted in favor. So voted.

Minutes of Meeting – January 24, 2023

M. Scovner made a motion to approve the minutes of January 24, 2023 as presented. F. Johnson seconded. All voted in favor. So voted.

J. Thomas made a statement of the minutes being on the website before approval. He feels the minutes in draft form should not be posted until they have been approved by the Commission. **J. Thomas made a motion that minutes do not appear on the Town website until approved. F. Johnson seconded.** L. MacKay suggested the discussion be under New Business of the agenda. Discussion held on the posting of minutes on the website before they are approved. L. MacKay suggested maybe DRAFT UNAPPROVED at the heading of the minutes before being approved. J. Thomas will check with the Town Manager about the procedure and how the minutes are posted. J. Thomas withdrew his motion, F. Johnson second was withdrawn.

Public Comments

None at this time.

Reports

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

L. Mackay stated there was no review at Selectboard meeting last night about approving the Town Plan. She was supposed to give a report on the Town Plan and what was to be approved. Board members are going to review the draft Town Plan and they will vote on it at their next meeting. F. Johnson hoped they were aware that it was a revision, not a complete rewrite.

New Business

Continue Review and Editing of Draft of the Zoning Ordinance document (Unified Development Regulations) Will work on Section 503 (pages 20-21) and Pages 26-40)

M. Scovner rewrote section 503 which he read at this time. Other Commission members approved of the verbiage.

Further review started from Page 26, Section 603 and held discussion on the Funeral Homes and Garden Center, as well as definition of kennels and whether dog daycare fits within the definition.

Review of the light manufacturing section. Discussion on how many sections of the Ordinance may address noise as it could be an issue in certain areas of the town with various uses.

Recreation areas were addressed, and what would be a private recreation area. Also addressed nursing homes and private schools. Discussion held on overlays of water protection areas, the Fire Districts and where the maps are and how they pertain to the Regulations. J. Thomas questioned Section 612 and technological structures, wasn't sure if that pertained to energy plans, ie: solar panels or wind farms.

Other Business

None at this time.

Announcements

Next meeting will be at 6:30 on February 28, continuing to review the UDR document.

Adjourn Meeting – 7:59 pm

F. Johnson made a motion to adjourn at 7:59 pm. M. Scovner seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary