**CASTLETON PLANNING COMMISSION**

**Tuesday, March 8, 2022**

 **Castleton Town Office**

**and ZOOM**

**Zoom Recording Link:**

[**https://us02web.zoom.us/rec/share/2ix-2x9x-miHEfAU\_NYdMrPUieRBSsL0pcGynsIBBnwx52etROTrCQER-WREyWGK.LW2uHQ9uQuy2z1fd**](https://us02web.zoom.us/rec/share/2ix-2x9x-miHEfAU_NYdMrPUieRBSsL0pcGynsIBBnwx52etROTrCQER-WREyWGK.LW2uHQ9uQuy2z1fd)

**Passcode: #^Q2Yy8t**

**Those in attendance included:** Elizabeth MacKay, Joseph Bruno, Frank Johnson, Jonas Rosenthal Zoning Administrator

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

J. Bruno called the meeting to order at 6:06 P.M.

**Approve Agenda**

**F. Johnson made a motion to approve the agenda. L. MacKay seconded. All voted in favor. So voted.**

**Minutes of Meeting – February 22, 2022**

**M. Holden made a motion to approve the minutes of February 22, 2022 as presented. F. Johnson seconded. All voted in favor. So voted.**

**Schedule Meeting with Tom Hand – Stone Mill Solar**

Mr. Hand stated he would be happy to answer questions in advance, if anyone has concerns/questions. They will put forward a screening plan and are happy to take feedback, types, more or less open to changes. Can do in advance or at public hearing. J. Rosenthal stated next meeting is 22nd with Ed Bove, suggested board members bring questions/concerns at that time.

**Public Comments**

None at this time.

**Continue Review of Zoning Draft Dated December 14, 2021**

F. Johnson was assigned to review pages 26-35, and he didn’t find anything very controversial. F. Johnson stated in Section 404 – Earth Resources/Extraction, had no changes to existing and he doesn’t see anything that needs attention. J. Bruno felt most of the cases would be required to follow a State regulation. J. Rosenthal stated if not registered with the State, they would have to go through an Act 250 application.

Page 27 – Discussion on noise, and whether should address noise levels/decibels. J. Rosenthal will check with Ed Bove what other towns are doing as for noise restrictions.

Page 28 – Discussion on dog kennels and whether numbers or sanitation should be further defined. Decided to leave as is.

Page 29 – F. Johnson brought up slopes and questioned if should address. J Rosenthal stated if new use, does have to go through Act 250. Wanted to address storm water runoff on acreage with Ed Bove.

L. MacKay went back to the dog kennels, and addressed if a request would be required to go before the DRB, and questioned if could be limited on number of dogs, setbacks, etc.

Page 30 – Another noise notation, and has a metric attached to this one, unlike the earth extraction section.

Page 31 – Nursing homes, not much has changed. Letter F seems pretty vague, but agreed that would be reviewed by DRB as to restrictions/setbacks, etc. L. MacKay addressed the off street parking in this section, which will be noted to Ed Bove, as parking requirements have been changed.

Group Homes and Child Care/Child Care Home, J. Rosenthal is going to inquire with Mr. Bove the difference of Care and Home.

Water Source Protection Area, J. Rosenthal stated is a state statute item. J. Rosenthal explained may be getting an overlay map system that will show all the different areas/types of attributes to the properties in Town.

Page 34 - Discussion on the mobile homes and mobile home lots, what the setbacks are and that would also follow State regulations

Page 36 – Farms/Farm stands and Camp/Cabin, seasonal residence. Will check with Ed Bove if should clean up/more detail.

Page 37 – Discussion on the height/number of stories. J. Rosenthal will check with Ed Bove, he wants to be sure it is still in there, and where if not in this section.

Page 38 – Most changes on this page are for Ed Bove and renumbering articles, etc., and pertains to state statute. A lot less than an 1/8 of an acre can’t be developed.

Page 39 – lengthy discussion on home occupation vs cottage industry and amount of space of a residence that can be used for home occupation and what is considered retail sales vs home occupation.

J. Rosenthal stated will get a notice out on the meeting of the 30th.

**Adjourn Meeting – M. Holden made a motion to adjourn at 7:09pm. L. MacKay seconded. All voted in favor. So voted.**

Respectfully Submitted,

Allison Harvey, Recording Secretary