

CASTLETON PLANNING COMMISSION

Tuesday, March 22, 2022

Castleton Town Office
and ZOOM

Zoom Recording Link:

<https://us02web.zoom.us/rec/share/p2RJE1UQiEBHkIN-RTpgkiDI5ZjzqTst4OUXb8akKKhVqGaBW6uUpqiA-K2cp1vj.EJRdK07mqGdnOpS4>

Passcode: 47qR0.pj

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

Others present by Zoom included: Allison Harvey, Recording Secretary

J. Bruno called the meeting to order at 6:08 P.M.

Approve Agenda

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

Minutes of Meeting – March 8, 2022

L. MacKay made a motion to approve the minutes of March 8, 2022 as presented. F. Johnson seconded. All voted in favor. So voted.

Public Comments

None at this time.

Continue Review of Zoning Draft Dated December 14, 2021- Ed Bove

Page 26 – L. MacKay readdressed cottage industry and home occupation – amount of space used was an issue, and what would make it a commercial use. E. Bove stated if nothing is triggered, could be home occupation rather than cottage industry. Discussion on amount of square footage that can be used of a home for a home occupation versus commercial use in what districts.

Page 27 – J. Rosenthal questioned earth extraction, question on definition of reasonable. Discussion on decibels of certain activities and whether should be addressed in the regulations. If a conditional use and goes before a board, the applicant is not subject to standards. When vague, it's up to the DRB to review and put the standards or regulations in the final permit approval. Discussion on noise and ordinance, and what would be a violation of zoning regulations or noise ordinance.

E, Bove stated he needed to delete the reference to the State regulations on Page 29.

Page 30 – further discussion on light manufacturing and parking requirements.

Page 32 – E. Bove stated the childcare section is all statutory requirements that need to be in there, as well as private schools and what constitutes childcare vs private school.

Page 28 – L. MacKay went back to kennels and what the number of animals are allowed, or should there be a maximum number of dogs allowed. And should there be a size/noise requirement as well. E. Bove will check into what others have done, and also mentioned that some of it can be addressed under the definition of kennel.

J. Rosenthal explained he and MaryJo Teetor had presented to the Board of selectmen a proposal for the mapping program that has many many overlays that will be very beneficial to the boards for determining property characteristics, etc. and will be very helpful notifying neighboring properties to applicant lots.

L.Mackay asked about checking for every word that is in the glossary. Discussion on how the items in the regulations are notated to the terms that are defined in the glossary. It was suggested either italicized, all caps or bold for the defined words.

Page 36 – Table of Uses – J. Rosenthal questioned setbacks in the table. Addressed camp and/or cabin and where should be included in the table.

Discussion on working copy of regulations and whether is ready for distribution to DRB members. Board would like to clean up first and then distribute.

Public Utility Commission Meeting – March 30, 2022 – Stone Mill Solar

Discussion on the solar array, and taxes and rates. E. Bove stated the Town of Hubbardton is working on their town plan, which Castleton also needs to do. E. Bove asked everyone review non-conforming uses for the next meeting, asked they review and see if the new vs the old is acceptable, pages 46-51. E. Bove will be back April 26. Next regular pc meeting is April 12, will start at 6:00 still.

Discussion on meeting of March 30, times and what will be covered. J. Bruno also wants to be sure they address decommissioning funds. Is currently estimated at 120,000 to decommission, how much would it be 20 years from now.

Adjourn Meeting – F. Johnson made a motion to adjourn at 7:12 pm. L. MacKay seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary