

## **CASTLETON PLANNING COMMISSION**

**Tuesday, April 12, 2022**

**Castleton Town Office  
and ZOOM**

**Zoom Recording Link:**

**[https://us02web.zoom.us/rec/share/t\\_qJROYdFtLlaNmruZvnUAuyujhoylSrJ25mg44YMyfhVwkpKWszFJ4r1uVzd-ef.PcYcsYpJzaMY8oKL](https://us02web.zoom.us/rec/share/t_qJROYdFtLlaNmruZvnUAuyujhoylSrJ25mg44YMyfhVwkpKWszFJ4r1uVzd-ef.PcYcsYpJzaMY8oKL)**

**Passcode: V7.jszs**

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

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

L. MacKay called the meeting to order at 6:06 P.M.

### **Approve Agenda**

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

### **Minutes of Meeting – March 22, 2022**

**J. Bruno made a motion to approve the minutes of March 22, 2022 as presented. F. Johnson seconded. All voted in favor. So voted.**

### **Public Comments**

None at this time.

### **Public Utility Commission Hearing Minutes and Correspondence from Stone Mill Solar Attorney and Lucy Thayer, PLA**

J. Rosenthal provided description of the mitigation plan and improvements added as result of hearing and changes to decommission, taxes, landscaping and ag soils for the Stone Mill Solar project. The Public Utility Commission had a meeting yesterday, the Planning Commission comments are noted that this board would be reviewing this memo and comment for approval or make requests. J. Bruno preferred a surety bond or escrow account, he would not be comfortable with the line of credit for the decommissioning of the field at the end of it's life. J. Bruno also stated the transcript of the hearing on page 11 states it sounds like he is opposed to renewal energy, which he is not, and he doesn't feel the other members of the commission are opposed to renewable energy either. J. Bruno stated he would sign the transcript but felt it should be with the understanding of the bond or escrow rather than line of credit.

**F. Johnson made a motion that the chair of the Planning Commission be authorized to sign the Agreement of Commitments by Stone Mill Solar to the Town of Castleton Planning Commission which will represent all of the board member signatures. J. Bruno seconded. All voted in favor. So voted.**

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

Going to move on from this item, there is not a full board at this time.

**Act 250 Minor Amendment**

J. Rosenthal stated there is an amendment for the Brown's Auto Salvage property for a 40x40 addition on southwest side of the building for parts, seating and preparation of parts for sale. The property is located at 170 Depot Terrace. He has given the information to the Development Review Board to ask if they needed to come before that board and they indicated they felt J. Rosenthal could approve the permit. It is about 60-80 feet to the nearest boundary. They are enclosing an existing loading dock, so there is no addition to any of the footprint to the building. Further discussion on the proposal, and whether it is a major change. There are 30 days to request a hearing if the Planning Commission felt a hearing was necessary. There was not a feeling of needing a hearing on the project.

**Adjourn Meeting – F. Johnson made a motion to adjourn at 6:26 pm. L. MacKay seconded. All voted in favor. So voted.**

Respectfully Submitted,

Allison Harvey, Recording Secretary