

CASTLETON PLANNING COMMISSION

Tuesday, April 26, 2022

**Castleton Town Office
and ZOOM**

Zoom Recording Link:

<https://us02web.zoom.us/rec/share/gEZvmgkJuf37HPE7owTfWceXuatRPHpihTvnBGFGCYIWu4tFHh2fGdIu4rW9LOgI.sgHrnxdnHA55vEB3>

Passcode: wWHn=Lh2

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 6:05 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 – April 12, 2022

L. MacKay made a motion to approve the minutes of April 12, 2022 as presented. F. Johnson seconded. All voted in favor. So voted.

Public Comments

J. Bruno explained the RRPC and Board of Selectmen meetings he has attended in the past week regarding the solar array project, and the results of the discussion of those meetings. Brief discussion on the request for an escrow for the decommissioning of the field. At the Board of Selectmen meeting last evening they are looking for a writing from the Commission with their position on the project. There are no agricultural zones in town, any land can be ag land, and this project is zoned industrial. Further discussion on the project and whether the Planning Commission is willing to submit a letter stating their position on the project. J. Rosenthal will draft a letter and J. Bruno will stop to sign it and will take it to the Board of Selectmen. They are not opposed to solar projects, but they are opposed to where they are putting them. F. Johnson stated they could make the argument that agriculture land is important. Further discussion on the proposal and how it will impact the town, taxpayers and the developers. Also discussed were various areas of the Town, how they are zoned and the uses of them.

Continue Review of Zoning Draft Dated December 14, 2021

Started in section 1003, page 38. Discussion on home occupation and what is allowed. Also discussed front setbacks from the road, and the width of the roads and the corresponding rights of way of the roads, depending on how wide the road is, where the front setback is measured from, the center of the road or the front lot line.

Section 1006 – accessory use and accessory structure/dwelling unit. Discussion on septic permitting, number of bedrooms and what is permitted and what isn't.

It was stated the review will start on Page 40 next time changes are discussed. E, Bove will be back in a month, but will not be available for the June meeting. Brief discussion on Section 248, Act 250, and how zoning works for towns.

Adjourn Meeting – 7:40pm L. McKay made a motion to adjourn at 7:40 pm. F. Johnson seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary

DRAFT