

CASTLETON PLANNING COMMISSION

Tuesday, May 24, 2022

**Castleton Town Office
and ZOOM**

Zoom Recording Link:

https://us02web.zoom.us/rec/share/I8KIR9pQ6MnH_gY0wuHyGmEp6GPbe9hA-8s5OsvaLbDXW7dZeUhgpMuSGHuttS_-.WfCy7rQm4li1NSGb

Passcode: XXie&6*2

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

Others present by Zoom included: Mary Lee Harris Allison Harvey, Recording Secretary

J. Bruno called the meeting to order at 6:11 P.M.

Approve Agenda

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

Minutes of Meeting – April 26, 2022 and May 10, 2022

Were not available at this time, will approve at next meeting.

Public Comments

None at this time.

Continue Review of Zoning Draft Dated December 14, 2021

J. Rosenthal stated at the last meeting they discussed expansion of non-conforming structures and waivers starting on page 46. E. Bove stated he had condensed and consolidated the non-conforming on Page 47 and 48. E. Bove stated waivers are dimensional such as lot coverage and setbacks. Uses are more applicable to a variance of the regulations. Thorough discussion held on the non-conforming uses, setbacks and what board should be responsible for determining the variances and waivers. L. McKay requested there be a definition for variance and waiver, as there aren't any in the glossary. E. Bove explained a few options for definitions of each. Further discussion on waivers and variances and how they can be interpreted in the approval process.

E. Bove asked to get through edits from Page 41-46 and he can create a new draft for final review. Discussion on campgrounds and that it is not listed in the table of uses and what is considered a campground as far as lot size. Lengthy discussion held on definition of trailer/mobile home/camper, etc.

Town Plan Discussion regarding the Energy Chapter

E. Bove further stated that he will not be able to attend the June meeting but could attend the first in July. There are also Town Plan changes that need to be done after Regulations are done. Size of Solar and Wind projects. J. Bruno stated at the Board of Selectmen meeting last night, on June 7th there will

be a site visit for the wind project on Grandpa's Knob. He plans on attending and F. Johnson could also attend.

Adjourn Meeting – 7:30 pm

F. Johnson made a motion to adjourn at 7:30 pm. L. McKay seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary

DRAFT