

TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JULY 10, 2018
TOWN OFFICE

MEMBERS PRESENT: J. Currie, C. Smith, R. Franzoni, J. Pintello

MEMBERS ABSENT: J. Bruno

OTHERS PRESENT: See attached listing.

MEETING CALLED TO ORDER by J. Currie at 7:05pm.

AGENDA FOR APPROVAL

MOTION: R. Franzoni made a motion to approve the agenda. C. Smith seconded. J. Currie added an Executive Session after Other Business. All in favor. Motion Carried.

MINUTES FOR APPROVAL

MOTION: C. Smith made a motion to approve the minutes of the June 26 meeting. R. Franzoni seconded. The following amendments were made: R. Wood should be B. Wood; J. Currie stated the comment regarding the memo says the DRB should be disbarred and should say disbanded; J. Currie stated regarding the follow up of H. Steels' complaint that it should list a last name of Sparks for Kuele; also that "Katie" is Kate Barcellos. All in favor. Motion Carried.

CITIZEN COMMENTS

Joe Mark spent a lot of time trying to find updated numbers for the Town Plan. J. Currie stated she had a call into Chris Cole at ARSU for updated education numbers. She stated that the Rutland Regional Planning Commission goes through the Town Plan before it is presented to the Select Board for adoption and that is where most of the information comes from. She stated that if anyone had updated info, as long as it was verifiable, she would amend the plan with the updated info. J. Mark went through, page by page, updating info that he gathered from various reports from the American Community Survey and School Reports. He left a draft with J. Currie for verification and review and contact info.

B. Wood said he agrees with J. Mark's numbers. He stated that at the Select Board meeting, he recommended to the Board that they reject the Town Plan, but after J. Currie's comment about being able to amend with updated info, he feels it should be adopted and amended throughout the next year

to reflect the updated information. He feels the Plan needs to be reworded in some cases to make it sound friendlier to prospective businesses. He read through it as a prospective business owner and decided not to bring his business to Castleton because of the Town Plan wording. J. Currie encouraged him to submit his comments and changes to her and she was review them to see if there was anything she could do. C. Smith stated she wishes these comments had been brought forward earlier so changes could have been made during the process if need be. J. Currie stated that the plan should not be tailored to one individual's feelings and that it needs to be neutral. B. Wood stated that he was present at the April 24th meeting, but at that point hadn't read it as a prospective business owner to offer these changes then. J. Currie said his information could be added into the Village Designations rather than the Town Plan. B. Wood said he would like to see more information about the Village Designations in the Town Plan. J. Currie said nothing can be put about them in the Town Plan yet until they are adopted, other than saying that they are in the process of being adopted. B. Wood said he would volunteer himself and Karen Scolforo to help.

Jim Thomas stated that in the Town Plan he helped adopt a few Town Plans ago, the wording is still the same stating that the town would like to see Water Source Protection Plans put into place, however those were put into place years ago. He would like to see the wording changed to reflect that they are already in place. He also offered the board advice on possibly adding another water supply to the Protection Plan where the Bomoseen Tap Room is, but that it didn't qualify at the time they were doing the other three. He discussed the importance of Water Source Protection Plans and all of the work it takes to get one put into place. He also asked if he could see the memo that the Planning Commission had submitted to the Select Board regarding the ZA. One was not available at the meeting. He stated that State Statutes make it extremely difficult to remove a ZA during their three-year appointed term. Once appointment by the Select Board, the ZA does not answer to anyone but the zoning laws and it is set up that way on purpose. J. Currie said the issue is with inconsistency in permitting, suspected favoritism, and questionable charges and that those things are cause for termination. She said when a complaint is filed against the ZA it goes to the Select Board, who then passes it to the Planning Commission to investigate. The Planning Commission felt that the number of complaints from different citizens regarding the same problems were alarming enough to inspire action.

LETTER TO ADDRESS COMPLAINT FILED BY H. STEELE

J. Currie updated that she has drafted a letter to H. Steele regarding her complaint about the Lake House parking. She stated that after meeting with Kuele Sparks, there were no zoning violations found and that the restaurant has gone above and beyond to meet H. Steele's requests. J. Currie said she would email the letter to the Planning Commission members to review and that she would like to send it out by Friday.

R. Franzoni added that he did some research on Planned Residential Developments which would increase the amount of open space. They give tax breaks to builders who use 30% of the land for houses and leave the other 70% open space. J. Currie said they were not in the Town Plan anymore. They were at one time but were taken out. B. Wood said he believed there were some in the Village Designations.

EXECUTIVE SESSION- PERSONNEL

MOTION: C. Smith made a motion to enter Executive Session for Personnel at 8:23pm. R. Franzoni seconded. All in favor. Motion Carried.

SPECIAL NOTE: Due to technical difficulties, there is no recorded tape of this meeting.

Respectfully,

Darcy Van Noordt

Date of Approval:_____

DRAFT