

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF SEPTEMBER 12, 2018
TOWN OFFICE**

MEMBERS PRESENT: J. Currie, J. Bruno, R. Franzoni, J. Pintello

OTHERS PRESENT: J. Rosenthal, Interim ZA; see attached list

MEETING CALLED TO ORDER by J. Currie at 7:02pm.

AGENDA FOR APPROVAL

MOTION: J. Bruno made a motion to approve the agenda as written. R. Franzoni seconded. All in favor. Motion Carried.

MINUTES FOR APPROVAL

MOTION: J. Bruno made a motion to approve the minutes of August 28th as written. R. Franzoni seconded. All in favor. Motion Carried.

ADOPT RESOLUTION FOR MUNICIPAL PLANNING GRANT TO RENEW VILLAGE DESIGNATIONS FOR CASTLETON VILLAGE, FOUR CORNERS, AND ADD THE VILLAGE OF HYDEVILLE

J. Rosenthal stated he, Janet Currie, and Ed Bove of the Rutland Regional Planning Commission met and discussed the MPG. The timeline for the grant is such that it must be approved by the RRPC by September 30th, however E. Bove advised that it would not be possible to be approved by the Commissioners by then. He did state that there could be a conditional approval by the staff at RRPC. The new Town Plan is on the agenda for the October meeting for the RRPC. E. Bove also advised that Castleton is the sixth town he knows of applying for the grant, along with Rutland and a few other small towns. There is \$60,000 in total available for the grant. J. Rosenthal stated he would be working on the grant and submitting it by Monday after which he would find out a budget from E. Bove. It was discussed that the Village Designations are not high priority for the grant so they will be done in house with the RRPC instead. High priorities for the state regarding the grant are bylaws for affordable housing, planned residential development, vibrant town centers, and infrastructure for mixed use neighborhoods. J. Rosenthal stated he would have an update by the next scheduled Select Board meeting on September 24th. R. Franzoni inquired about a hot spot being added somewhere around the Town Green and Federated Church as Fair Haven just did with their park. J. Rosenthal stated it was definitely a possibility and would have to wait until a budget was given. J. Rosenthal stated the Select

Board approved the resolution at the prior night's meeting, however the Planning Commission still needed to formally make a motion to approve.

MOTION: J. Bruno made a motion to authorize Janet Currie to sign any and all documents required for the Municipal Planning Grant. J. Pintello seconded. All in favor. Motion Carried.

OTHER BUSINESS

J. Currie stated she received an email from Christine Smith submitting a resignation letter from the Planning Commission. J. Currie was forwarding the letter to each of the Planning Commission members.

MOTION: J. Bruno made a motion to accept Christine Smith's letter of resignation with regrets. J. Pintello seconded. All in favor. Motion Carried.

FINISH TABLE OF USES

Self storage facility is currently a Conditional Use in Village Commercial and Industrial. Conditional Use in RR2A was also added. Discussion regarding ideal uses in RR2A were discussed and was decided it would need to be discussed further in the future after some research was done.

Solar energy is allowed with Conditional Use in all zones and referred to Section 414. J. Mark stated the DRB also discussed solar panels but didn't have a lot of info to go on. It is believed there was some legislation in 2016 that gives municipalities more control over solar panels, however the specifics could not be found. J. Rosenthal suggested that be a question for E. Bove at RRPC to assist with.

Solid Waste Drop off has conditional use in RR2A, Village Commercial and Industrial and is for Municipal use only. Sewer requirement was added to Village Commercial.

Sporting goods and camping retail have conditional use in RR2A and site plan review in Rec Commercial, Village Commercial and Industrial. Sewer requirement was added to Village Commercial.

Stone contractors have conditional use in RR2A and Village Commercial and site plan review in Industrial. Sewer requirement was added in Village Commercial.

Trailer camp was discussed as needing a clear definition added.

Trailer sales, rental and lease has conditional use in RR2A, Village Commercial with sewer requirement, and a site plan review in Industrial.

Truck Supplies has conditional use in RR2A and Village Commercial with a sewer requirement for each and has a site plan review in Industrial.

Truck painting, repair & sales was decided it needed to be revisited.

Trucking was decided it needed a clearer definition written.

Vet Hospital has conditional use in RR2A, R5A and Village Commercial. A sewer requirement was added for Village Commercial and a site plan review was added in Industrial. J. Mark suggested "Vet Clinic" also be added.

Warehouse has conditional use in Village Commercial with a sewer requirement added and a site plan review in Industrial. A definition needs to be added for warehouse.

Welding Shop has conditional use in Village Commercial with a sewer requirement and a site plan review in Industrial. It was decided to add R40 with conditional use and RR2A with conditional use and sewer requirement.

Wind Generators have conditional use in all areas except R20 and refers to Section 414. Section 414 allows the DRB to review case by case.

Wood manufacturer has a site plan review in Industrial. Definitions and categories need to be reviewed further.

Woodworking Shop has conditional use in Village Commercial and a site plan review in Industrial. A clear definition needs to be written.

J. Mark suggested an "other retail and service" category be added to account for new ideas not included in the Table of Uses. J. Currie state she spoke with E. Bove about the issue and he mentioned the language Wallingford uses to allow the DRB and Planning Commission to approve on a case to case basis.

EXECUTIVE SESSION

MOTION: J. Bruno made a motion to enter into Executive Session with the Planning Commission and Interim ZA regarding Personnel 1 VSA Section 313(3)(a)(3). J. Pintello seconded. All in favor. Motion Carried.

MOTION: J. Pintello made a motion to exit Executive Session for Personnel 1 VSA Section 313(3)(a)(3) at 8:39pm with no action taken. J. Bruno seconded. All in favor. Motion Carried.

ADJOURN

MOTION: J. Bruno made a motion to adjourn at 8:40pm. J. Pintello seconded. All in favor. Motion Carried.