

**CASTLETON COMMUNITY DEVELOPMENT AND ECONOMIC  
REVITALIZATION ADVISORY COMMITTEE MEETING**

**Thursday, September 15, 2022**

**Castleton Town Office  
and ZOOM**

Meeting Recording:

[https://us02web.zoom.us/rec/share/ravQYTNG-](https://us02web.zoom.us/rec/share/ravQYTNG-k868SAgnEP2TUHMWHWOrNHruQtVeSfUSpITPLCD0zloDgfuYQQ1wV4G.fcr7Q299a0tu2a_N)

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Passcode: .BO6CSJU

**Those in attendance included:** Mary McIntyre, Zack Holzworth, Martha Clifford, Committee Members  
**Others present by Zoom included:** Beth Murphy, Richard Combs, Allison Harvey, Recording Secretary

M. McIntyre called the meeting to order at 6:32 P.M.

For the record, M. McIntyre requested those committee members present state their names for attendance purposes.

**Approval of Agenda**

**Z. Holzworth made a motion to approve the agenda as presented. M. Clifford seconded. All voted in favor. So voted.**

**Approve Minutes 8/18/22 and 9/1/22**

**Z. Holzworth made a motion to approve the minutes of August 18, 2022 as presented. B. Murphy seconded.**

Page 1 – middle of the next to last line, *they spots ready* should be changed to *the spots were ready*

Page 2 – first line of Selectboard Updates, *of Castleton and Hubbardton* should be inserted after two town boards.

Page 2 – fifth paragraph, first line, a ; should be inserted after 6 applicants.

Page 2 – sixth paragraph, first line *to* should be deleted and *doing* should be changed to *running*. Next line *The participants* should replace *They* at the beginning of the line.

Page 2 – third line from the bottom *presentative* should be changed to *representative*.

Page 3 – sixth line of the fifth paragraph *support for CDERAC* should be changed to *support from CDERAC*. Last line of the same paragraph, corners should be capitalized and *and whether there were any options* should be deleted.

**All were in favor. So voted.**

**Z. Holzworth made a motion to approve the minutes of September 1, 2022 as presented. R. Combs seconded.**

Page 1 in the Heading – SPEICAL should be changed to SPECIAL

**All were in favor. So voted.**

### **Discuss Economic Development Strategy**

M. McIntyre had asked at the last meeting for everyone to review the guide for Western Vermont Comprehensive Development Strategy. M. Jones had asked if after reviewing and discussing this, if they would want to work with the groups out of Rutland, the RRPC and CEDRR. M. McIntyre felt they could use the tools but should think about what ideas they would want to get behind. Discussion on the Town Plan and reviewing the plan as to what the goals of the town would be, ie: recreation and a complex being developed and whether the current movement to make CVS a recreational facility is something they should focus on. Brief discussion on CVS and the recent happenings around the recreation director and/or facilities for the recreation department. It was felt that they should focus on a vision and look at where there's momentum, which there is for the CVS building. There was also a brief discussion on the petition that is circulating the town to keep the CVS in town ownership for at least 3 years.

R. Combs reviewed what was discussed at the Board of Selectmen regarding the recreation director and a home for the recreation department. He has asked the Town Manager and the Board of Selectmen for support to pursue a municipal planning grant for a feasibility study of the land behind the Town Offices and the Fire Station. If the CVS building were sold, the funds could be used for seed money, along with grants or possibly ARPA funds to develop that land. M. McIntyre responded with she felt it was this board's mission to put forth those ideas and thoughts and bring them to fruition. She further stated that she sees that process as being a long and drawn-out project and that this board should have input on that. M. Clifford added that the recreation commission had a straw vote that they felt the CVS building should be retained. M. McIntyre further stated that she felt R. Combs efforts undermined this group and a Board of Selectmen meeting that was supposed to be Executive Session was opened up for discussion and no one was there to discuss the CVS building. To her it is very murky waters and she is having a hard time seeing what is going on. R. Combs stated that was not his intention in making the statements he did to the Board of Selectmen.

R. Combs asked about the Park and Ride project at the east end of town. Z. Holzworth stated they had gotten an estimate of \$12,000 for just a drawing on the proposal, which was thought to be way too expensive. R. Combs stated he spoke with the Town Manager and it was his understanding that he had asked the architect to come back with a more affordable number. R. Combs stated they are not opposed, but the owner wants a conceptual idea before going ahead any further. M. McIntyre stated that when she was on the Rec Committee, they found citizens within the town to do such project on a volunteer basis. Brief discussion on whether Ron Childs could be approached. It was also suggested that something be posted on the Front Porch Forum or the Town Facebook page looking for volunteers. B. Murphy asked if something major was done with the property if it would have an effect on the cost. Z. Holzworth stated it would be up to the Board of Selectmen and the Rehrens, but he didn't suspect the lease amount should be based on what is done to the property.

Further discussion on the Rec Department and the CVS possibilities. M. Clifford suggested they review the SWOT results that should be on file somewhere, to get an idea of where to focus their efforts. It was felt a few of the major areas there were pluses to the Town were the medical center, the new town buildings and the lake. M. McIntyre mentioned an email from T. Molnar that he felt high speed internet was a necessity, the bridge committee and a hotel or motel being feasible. It was stated that the businesses have

not been contacted to see what their needs might be, such as housing for employees, skilled workers and town utilities, such as sewer and water. Also discussed that RRPC and CEDRR are resources that could be used to help in follow through and how to get everyone involved and what is needed to make the town more attractive to businesses and families to keep them in town. M. McIntyre asked that members start an email list of the businesses to reach out to and how they should go about contacting them and inviting to a meeting to discuss the ideas. It was decided they would invite Devon Neary to the next meeting to start discussions on what the next steps should be. Also discussed whether R. Combs would bring these ideas to the Board of Selectmen or if members should attend to further discuss, as well as what questions to ask of the local businesses.

#### **Recreation Board Update -Martha Clifford**

M. Clifford stated that the beach is just about closed up, the heavy lifting is done. They have not done anything with the roof yet, they are probably going to do corrugated metal and Ken will do the majority of the work. He will need help, she will ask the Town crew to help him when necessary.

K-2 soccer will be starting this week. 3-4 soccer joined the Slate Valley Unified League, they practice at FHUHS and games will be at the Rutland fields.

There was some vandalism at Dewey Field with a vehicle. M. Clifford stated she is working on getting the ruts created as best they can before soccer.

#### **New Business**

Z. Holzworth stated that Castleton Day is not going to be held this year, but the Christmas Market and parade will be December 11<sup>th</sup>. The market will start at 1:00 and the parade will be at 5:00 right after the tree lighting.

M. McIntyre asked P. teRiele if she had an opportunity to review the Planning Commission minutes. P. teRiele stated she had started to but didn't finish. M. McIntyre asked her to give the members a synopsis via email when she completed them.

B. Murphy stated that when she was delivering brochures to businesses she learned that Lakes and Homes Realty was moving to the Gilbert Realty Office and that Token Glass would be moving to the Lakes and Homes office.

#### **7:45 pm Adjourn**

**M. Clifford made a motion to adjourn. Z. Holzworth seconded. All voted in favor. So voted.**

Respectfully Submitted  
Allison Harvey, Recording Secretary