

**TOWN OF CASTLETON
PLANNING COMMISSION
Tuesday, January 28, 2020 at 7:00pm
Castleton Town Hall
263 VT – 30
Bomoseen, VT 05732**

PRESENT: Janet Currie, Chair; Joe Bruno, Vice Chair; Robert Franzoni, Planning Commission member; Val Waldrun, Planning Commission member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary/Planning Commission alternate; Ed Bove; Rutland Regional Planning Commission

ABSENT: Jon Pintello, Planning Commission member

CALL MEETING TO ORDER

Ms. Currie called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

Mr. Franzoni made a motion to approve the agenda. Mr. Bruno seconded the motion, all were in favor and the motion passed.

MINUTES FOR APPROVAL

Mr. Bruno made a motion to approve the minutes of the January 14, 2020 Planning Commission meeting. Mr. Franzoni seconded the motion.

Mr. Currie noted that the spelling of Mr. Pintello's first name is Jon and asked If this could be corrected in the future.

Ms. Waldrun recused herself as she was not in attendance for this meeting. All remaining present members were in favor and the motion passed.

ANY OTHER BUSINESS

Ms. Currie and Mr. Rosenthal attended the ACT 250 meeting last week. MHG Solar was present at the meeting to discuss their solar projects in Castleton. Ms. Currie shared that the Select Board had approved an 8-month moratorium on solar projects. Ms. Currie asked the Commission what they thought about modifying the language in the moratorium to allow for some projects. The Planning Commission's main concern seems to be the use of agricultural and industrial zoned properties. MHG needs the Town of Castleton to identify the land for their project as a preferred site as the proposed array is net metered 500KW. The land is owned by Dave Wissell and is considered prime agricultural land. There were questions about the array's proximity to the well head. The Planning Commission objects to the use of prime agricultural land for solar.

Mr. Bove noted that once the Enhanced Energy Plan is certified and becomes a part of the town plan, properties that could be used for solar would be easier to identify. Mr. Bove thinks that this could take just a few months as his office already has all of the Town of Castleton information.

The Planning Commission agreed that they would like to have a Public Meeting on Solar on 2/11/20, they would like to see an ad in the paper. The Planning Commission will invite a representative from Green Mountain Power and Barbara Noyes-Pulling

Mrs. Waldrun would like to use a projector with maps of Castleton to show the locations of proposed sites.

The Commission is interested in using a survey to learn what the residents of Castleton would like to see with regard to Solar as well as what their feelings are about it.

The Commission asked if they could require Solar companies to have security bonds. Most solar contracts have decommissioning plans identified, but there was not an available answer about security bonds.

ED BOVE FROM RUTLAND REGIONAL PLANNING COMMISSION WILL BE ATTENDING TO OUTLINE THE MUNICIPAL PLANNING GRANT (MPG) AWARD AND THE ENHANCED ENERGY PLAN

Mr. Bove will provide the Planning Commission with a proposal or hiring the Rutland Regional Planning Commission to assist with the Enhanced Energy Plan.

Discussion on what the RRPC would assist the Planning Commission to revise was had. All of the items for review are listed in the Municipal Planning Grant application. Some of these items include the Table of Use, Subdivisions, River Corridors and zoning. The Commission also noted that there are a lot of outdated definitions as well as specific information that doesn't work anymore. It was noted that there are a lot of inconsistencies. It was recommended that the entire plan be rewritten from scratch. Mr. Bove pointed out that the Commission has 18 months to work on this.

The Planning Commission would like to poll the Castleton University seniors to find out what can be done to entice them to stay in Town. They would also like to make a plan to get water and sewer to North Road and Float Bridge Road. The PC would like to talk about PUD's and PRD's.

Mr. Bove will return to meet with the Planning Commission on March 10, 2020 and will give a presentation of the Town of Castleton's current zoning using overlying maps and zoning districts.

ADJOURN

Mr. Bruno made a motion to adjourn the Planning Commission meeting at 8:14pm. Mr. Franzoni seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary