

**TOWN OF CASTLETON
PLANNING COMMISSION
MEETING OF JUNE 11TH, 2013
CASTLETON TOWN OFFICES**

MEMBERS PRESENT: John Hale, Joe Bruno, Bob Day, Sean Seguin

MEMBERS NOT PRESENT: Frank Giannini

OTHERS PRESENT: Brittany Gilman; see attached list

Meeting called to order at 7:11 P.M by Chairman J. Hale.

Proposed Vtel Wireless Communications Project

Chairman J. Hale stated that state law requires Vtel to speak public comment, which will be added to the application for the tower. The PSB will have the final decision, but he stated that the opinion of the town can influence that decision.

A. Whipple, an abutting land owner to the Hydeville Church, stated that she has serious concerns about possible devaluation of her property should the tower go up. She cited research that indicates property values can decrease up to 20% when abutted by communication towers. She stated that she has concerns about aesthetics and also health implications. She stated that from the east side of the property line is not 15 feet, and renderings of the tower placement are not accurate. She also stated that the pole will rise above the mature tree line about 30 feet, which will adversely affect aesthetics. She also stated that the historical value of the property will be compromised. She stated she believes that broad band already available is sufficient, and expressed concern about the pole falling.

All members of the public in attendance to speak on this issue were in agreement with A. Whipple.

T. Lybeck expressed concern about church parking.

J. Hale stated that this week, Vtel would float a balloon to simulate what the proposed tower would look like.

Continuing Discussion- Route 30 North Corridor

J. Bruno stated he was not able to get a list of names yet to invite to a public hearing. He also stated he feels it is important to get a list of South Street residents for the next round of zoning changes related to the college.

Acting Administrative Officer

Chairman J. Hale stated that the Development Review Board passed a motion in support of the Planning Commission appointing D. Skidmore as the Acting Administrative Officer.

J. Bruno expressed concern that the Select Board would not accept the recommendation.

B. Steele stated that he was surprised when D. Skidmore was not re-hired. He stated that he believes he should be hired as Acting Administrative Officer.

B. Day asked if there was any reason given why D. Skidmore was not reappointed. Chairman J. Hale stated that it was not discussed in open session.

J. Bruno stated that he did not agree with D. Skidmore all the time, but felt that he did enforce zoning. He also stated that he feels arguments he has heard as to why D. Skidmore was not re-appointed are not good.

B. Day expressed similar concerns that the Select Board would not accept the recommendation, but felt it was worth trying.

S. Seguin stated that he felt D. Skidmore was diligent and acted according to the zoning recommendation.

MOTION

B. Day made a motion to recommend D. Skidmore as Acting Administrative Officer per the attached memo. Seconded by S. Seguin.

B. Day asked if Chairman J. Hale had received an opinion from VLCT regarding this issue. Chairman J. Hale stated that J. Barlow, Senior Staff Attorney for VLCT, believes that appointment requires nomination from the Planning Commission and approval of the Select Board, but the word “may” indicates that the Select Board can appoint an Acting Administrative Officer without recommendation of the Planning Commission.

All in favor. So voted.

Minutes for Approval- May 11th, 2013

MOTION

J. Bruno made a motion to approve the minutes of May 11th, 2013. Seconded by S. Seguin.

All in favor. So voted.

Adjournment:

MOTION

S. Seguin made a motion to adjourn. B. Day seconded. All in favor. So voted. The meeting was adjourned at 8:05 P.M.

Submitted by Brittany Gilman

Frank Giannini, Clerk

Date of Approval