

**TOWN OF CASTLETON  
PLANNING COMMISSION  
Tuesday, April 14, 2020 at 6:30pm  
ZOOM WED MEETING**

**PRESENT:** Janet Currie, Chair; Robert Franzoni, Planning Commission member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary/Planning Commission alternate; Ed Bove, Director of Rutland Regional Planning Commission; Ralph Meima, Green Lantern Solar

**ABSENT:** Joe Bruno, Vice Chair; Jon Pintello, Planning Commission member; Val Waldron, Planning Commission member;

**CALL MEETING TO ORDER**

Ms. Currie called the meeting to order at 6:06pm.

**APPROVAL OF AGENDA**

**Mr. Franzoni made a motion to approve the agenda. Ms. LeBrun seconded the motion. All were in favor and the motion passed.**

**MINUTES FOR APPROVAL: 2/25/20, 3/10/20**

**Ms. LeBrun made a motion to approve the meeting minutes of 2/25/20. Mr. Franzoni seconded the motion. All were in favor and the motion passed.**

**Ms. LeBrun made a motion to table the meeting minutes of 3/10/20 until the next meeting. Mr. Franzoni seconded the motion. All were in favor and the motion passed.**

**DISCUSSION**

***Meeting with Ed Bove to discuss MPG***

Mr. Bove spoke to the Planning Commission this evening about the Municipal Planning Grant and how RRPC can assist the PC with this. Mr. Bove explained that there are 4 items, zoning, flood hazard areas, river corridors, and subdivisions that will be combined into one document. There may be some other items to review as the process moves forward. Mr. Bove will provide a map of the Town of Castleton to review districts and see how they coincide with the document.

The Planning Commission has 1 year to complete this document. Mr. Bove will bring one item to each meeting to add in and lead the Commission into the next issues. He recommended tackling the low hanging fruit first.

The group discussed the Table of Uses. This will be hard because definitions are always changing. Castleton is not alone, there are ways to change the Table of Use structure into a few categories with conditional review and site plan review required. Then the Zoning Administrator can put the permits into categories. It was noted that most Towns do not open up their whole plan, usually they work on smaller pieces of it. Some Towns are just doing away with the Table of Uses and doing the statutory updates only.

Ms. Currie would like to follow the Town of Brandon's plan. Brandon removed their Table of Use and permits are accepted by the Zoning Administrator and Development Review Board.

Mr. Rosenthal will meet with Mr. Bove to review language.

Mr. Bone also has examples from Sunderland that address the same 4 items that Castleton is planning to address, however, Sunderland's is still in process so he cannot show it to the Planning Commission just yet, but very soon.

***Finish the Enhanced Energy Plan***

Ms. Noyes-Pulling was not able to join the meeting. However, she did provide a draft of the Enhanced Energy Plan, as this meeting was held via Zoom online, the majority of the Planning Commission did not have access to the draft. The meeting proceeded with general questions and discussion.

Ms. Currie pointed out that Castleton has one substation that is full at this time and one substation that only has 20% capacity remaining. The fear is that the Town will not be able to comply with the State's Renewable Energy requirements for 2025 without another substation. Mr. Rosenthal noted that he is still not clear on how the percentages of renewable energy required by Towns in Act 174 is determined. Discussion was held regarding Act 174, Renewable Energy Requirements for Towns. The question was raised of where zoning would allow another substation.

**ANY OTHER BUSINESS**

Ms. Currie announced the next meeting of the Planning Commission will be on Tuesday, April 28, 2020. Ms. Currie would like the Planning Commission members to only focus on the Enhanced Energy Plan for this meeting. Anyone who does not have a copy of the draft from Ms. Noyes-Pulling, should stop into the Town Office to grab one from the PC mailbox. Ms. Currie would like the goal to be presenting the Enhanced Energy Plan to the Select Board at their Monday, May 11, 2020 meeting.

**EXECUTIVE SESSION**

There was no executive session.

**ADJOURN**

**Mr. Franzoni made a motion to adjourn the Planning Commission meeting at 6:54pm. Ms. LeBrun seconded the motion. All were in favor and the motion passed.**

Respectfully submitted; Eliza LeBrun, Recording Secretary