

TOWN OF CASTLETON
PLANNING COMMISSION MINUTES
Tuesday, March 12, 2019 at 7:00pm
Castleton Town Offices
263 VT – 30
Bomoseen, VT 05732

PRESENT: Janet Currie, Planning Commission Chair; Robert Franzoni, Planning Commission Member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary

ABSENT: Joseph Bruno, Planning Commission Vice Chair; Val Waldron, Planning Commission Member; John Pintello, Planning Commission Member

CALL MEETING TO ORDER

Due to the lack of a quorum, the Planning Commission meeting could not be officially opened. Instead it was decided that an informational meeting would be held between the present members of the Planning Commission.

The informational meeting began at 7:03pm.

AGENDA FOR APPROVAL

Not applicable due to the lack of a quorum.

MINUTES APPROVAL

Not applicable due to the lack of a quorum.

COMMENCE REVIEW OF ZONING SECTIONS

Discussion was held on the best way to review zoning sections. It was asked how zoning can be explained in a way everyone can understand easily. Mr. Rosenthal like the Town of Leicester's format. It was suggested that a map of the districts be created and then decide district by district what should apply from the table of uses. Spot Zoning was mentioned. Different locations were mentioned as sites that might be suitable for small manufacturing businesses within mixed use areas in the Hydeville area. Parking was mentioned as a topic to review for businesses as the current parking requirements may not be realistic. It was also noted that other areas might be considered residential or historic so it would be important to establish parameters for Spot Zoning. Definitions would need to be detailed for what types of business should be allowed and where.

Mr. Rosenthal would like the members to review the different examples of zoning regulations. Ms. Currie recommended considering a hybrid.

The present Commission members agreed to commence review of the zoning sections at the meeting to be held March 26, 2019.

REVIEW TOPICS FOR VILLAGE DESIGNATION PRESENTATION

Ms. Currie shared that Mr. Rosenthal was able to submit the Village Designation applications. Mr. Rosenthal stated that due to the time since the last submission, the Village Designations all went in as new designations.

On March 25, 2019, Ms. Currie and Mr. Rosenthal will be giving a presentation of the Village Designations to Richard Amore. Mr. Franzoni was invited to attend. The Town Manager is not able to attend so it was suggested that the Select Board Chair be invited. If the Select Board Chair cannot attend, perhaps the Chair would consider sending Mr. Mark as he can speak about Castleton Village as he lives along that corridor.

After the formal designations are established, we will invite Mr. Amore to come to speak with the stakeholders in Town. This will correspond to the submission of Tax Credit applications. Ms. Currie would like to also take that time to explain what Tax Credits are and how people can apply for them. The Grange was specifically mentioned as a location that should be added to the historic district list. The building formerly referred to as "The Bomoseen Inn" also known once as "The Dog" may also be eligible for tax credits.

Ms. Currie would like to get a list of stakeholder addresses for a direct mailing about the meeting.

Ways to educate and attract new businesses to the area were discussed. Perhaps the University business students could help, Reddick(sp), or Rutland SCORE could become involved in helping get small businesses started. It was determined that the Planning Commission needed to get some ideas down and plan who to invite.

The Commission would like to invite Mr. James Wolfe of the Castleton Student Government Association to attend a meeting to see if the Association has any ideas.

DISCUSS FORMING A STEERING COMMITTEE

Ms. Currie would like to form a steering committee. Discussion was held on how to solicit interest and what the best way to reach residents would be. Mr. Franzoni noted that the Free Press prints notices for the Towns and believes that important events or Public Information Meetings for the Planning Commission Steering Committee should be advertised there or on Front Porch Forum.

ANY OTHER BUSINESS

Mr. Rosenthal shared a new grant opportunity for economic development but will discuss it more at the next meeting. There will be a meeting next Thursday at 10am in the Reddick Office in Rutland.

It was also recommended that an email be sent to all Planning Commission members before the next meeting to determine if there will be a quorum. It was suggested that Ms. LeBrun consider being an alternate on the Planning Commission as she is a resident and will be present at all the meetings anyway.

Different community events were discussed. Ms. Currie would like to see the University work with the Town for a winter carnival. Ms. Currie would like to see events that will attract more than just residents. Ms. Currie would like to invite the Recreation Commission to a meeting to discuss these topics further.

ADJOURN

The open discussion ended at 8:20pm.

Respectfully submitted; Eliza LeBrun, Recording Secretary