

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF NOVEMBER 14, 2017
TOWN OFFICES- CASTLETON**

MEMBERS PRESENT; B. Longtin, J. Bruno, J. Pintello

MEMBERS ABSENT: J. Currie

CALL TO ORDER: B. Longtin called the meeting to order at 7:00pm.

AGENDA APPROVAL: MOTION: J. Pintello made a motion to approve the agenda, with the addition of a “public comment” item and an Executive Session for Personnel. Seconded by J. Bruno. All in favor. Motion Carried.

TOWN PLAN-VILLAGE DESIGNATION AREAS DISCUSSION -ED BOVE, RRPC

B. Longtin stated that the village designation areas needed to be completed for the town plan.

E. Bove stated that they need to work on the Hydeville area. He explained that the maximum amount of acres for each separate area is 125 acres. He told the members they should include as much acreage as possible, as the State has the final say on the village designation boundaries, and could possibly decrease the size of the area.

J. Bruno stated that he has a map from the 1800's that has all the villages marked. He will get a copy of it to E. Bove.

B. Longtin if E. Bove could help with the maps.

E. Bove stated to have the map marked out with the village areas and he would have them made up with in the next two weeks.

E. Bove explained that you can include a preliminary map in the town plan for the public hearings. He will create a “future land use” map and village designation map for the town plan.

REVIEW OF GREEN LANTERN PROPOSAL

B. Longtin stated that the Planning Commission and Select Board agreed to make the solar array project by Green Lantern a preferred site. The Assessor will need to update the parcel number and address so the paperwork can be signed.

J. Bruno stated that the net metering agreement will need to be reviewed by Town Counsel.

B. Longtin asked who should do it.

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J. Bruno said he would think about that and get back to J. Potter with an answer.

PUBLIC COMMENT

B. Wood stated that he was following the Village designation for the Bridge Committee and the Castleton Historical Society.

MINUTES FOR APPROVAL -OCTOBER 10, 2017

MOTION: J. Pintello made a motion to approve the minutes of October 10, 2017. Seconded by J. Bruno. All in favor. Motion carried.

J. Bruno brought a concern to the member's attention regarding J. Biasuzzi, Zoning Officer, and his reading and applying the rules inconsistently. This is regarding a permit he required for demolition at the Lake Bomoseen Pub & Grill.

B. Longtin stated that he requested the ordinance he based his decision on. J. Biasuzzi referred him to Section 1102.

B. Longtin stated he read the section and saw no where at demolition was mentioned.

B. Longtin did recall a past conversation with J. Biasuzzi where J. Biasuzzi had said there was no zoning for demolition, but he would like to see one.

J. Bruno stated this issue needs to be discussed further and brought to the Select Board for consideration of a refund to the applicant.

EXECUTIVE SESSION

MOTION: J. Bruno made a motion to go into Executive Session at 7:45pm for Personnel with Commission and J. Currie. Seconded by J. Pintello. All in favor. Motion carried.

MOTION: J. Bruno made a motion to exit Executive Session at 8:15pm. Seconded by J. Pintello. All in favor. Motion carried

ADJOURN

MOTION: J. Bruno made a motion to adjourn at 8:16pm. Seconded by J. Pintello. All in favor. Motion carried.

Respectfully

V. Waldron

Date of Approval