

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 13, 2018
TOWN OFFICES- CASTLETON**

MEMBERS PRESENT; J. Bruno, J. Currie, C. Smith, R. Franzoni

MEMBERS ABSENT: J. Pintello

CALL TO ORDER: J. Currie called the meeting to order at 7:00pm.

AGENDA APPROVAL: MOTION: J. Bruno made a motion to approve the agenda, with the addition of an Executive Session for personnel. Seconded by C. Smith. All in favor. Motion Carried.

OTHER BUSINESS

J. Currie noted that handed a draft to the Board members.

C. Smith asked where she got the definitions.

J. Currie replied Black's Law dictionary.

J. Bruno asked if Howard Smith was charged a demolition fee.

J. Bruno stated the issue with the ZA is that we do not have demolition fee in our zoning regulations. When asking the ZA his reasoning for charging for demolition is that the other towns do it. He is the ZA in 5 other times and seems to get confused.

J. Bruno explained that the reason that the town wanted to be notified if a house/building was torn down was to protect the owner. This was done mostly for the lots around the lake. If you tore your house down, it would update the town records and would allow the owner to build back on the same footprint.

C. Smith questioned now that there is a definition of demolition and 3 examples with K. Sparks and D. Brown alone, what can we do to address this with the ZA.

J. Currie replied there is a memo to the Select Board, DRB and ZA.

C. Smith asked if there could be a meeting with everyone.

J. Currie will request the Town Manager add the Planning Commission in Executive Session on the next agenda.

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C. Smith explained that the issue is if you are demolishing something and not rebuilding why are you being charged.

J. Bruno stated that if you rebuild then you are charged the \$0.10/sq. foot.

J. Currie noted that D. Wood brought a map of re-designations of the village areas to the Board.

J. Currie spoke with E. Bove regarding his conversation with D. Wood in December regarding the re-designation of the village areas. E. Bove did not understand why D. Wood went to him regarding this subject.

J. Currie stated that the Planning Commission does not have a the overall ruling of the new changes, the plan has to go to R. Amore, the Community Planning and Revitalization for the Dept. of Housing Community in Montpelier.

J. Currie noted that the Village Designation boundaries are based on the population of the town. We are under 10,000 people so our total acreage is 125.

J. Currie does not understand D. Wood's reasoning for wanting to change the boundaries because anything on the historic registry is also protected by the National Register.

J. Currie noted that there will be a new village designation in Hydeville and she has taken that information to RRPC.

J. Currie informed the members that she is the Castleton Commissioner for RRPC and if anyone has ideas or suggestions for the village designations they should be directed to the Planning Commission and then to her, not E. Bove. E. Bove did not know that D. Wood had not spoken to her about the village designation before he approached E. Bove.

CONTINUATION OF TOWN PLAN

J. Currie noted that the public hearing for the Town Plan on April 24, 2018, by March 30th, I will be notifying the surrounding towns. The expiration date of the current town plan is August 2018.

J. Currie asked E. Bove if there were any municipal grants the Planning Commission could apply for to get a new map and or blueprints (digital) showing the sewer and water lines for prospective businesses.

J. Currie would like to apply for the grant so new prospective businesses can come into the Town Hall and see where the lines are in town.

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J. Currie would like to dissemble the current Economic Development Commission and put together another group that includes Castleton University.

C. Smith suggested having someone or a subgroup of the EDC, who could help facilitate a prospective new business thru the permitting process etc.

C. Smith asked J. Currie to write a letter to the President of Castleton University to get her thoughts on being part of a group to facilitate new businesses, etc.

J. Bruno asked when they would start discussing the zoning ordinances.

J. Currie that they will start discussing it, she wants to get new maps from RRPC.

J. Currie brought an example of a municipal ticket.

J. Bruno stated that he will look into the archives, as he was the one who wrote out the tickets, it was somewhere between 2003 – 2008.

The members discussed the current zoning ordinances. Each member agreed to go thru the zoning ordinances and make suggestions and bring them back to the next meeting.

MINUTES FOR APPROVAL – FEBRUARY 27, 2018

MOTION: J. Bruno made a motion to approve the minutes of February 27, 2018. Seconded by C. Smith. All in favor. Motion Carried.

EXECUTIVE SESSION

MOTION: J. Bruno made a motion to go into Executive Session for Personnel at 8:05pm. Seconded by R. Franzoni. All in favor. Motion Carried.

MOTION: J. Bruno made a motion to exit Executive Session at 8:30pm with no action taken. Seconded by C. Smith. All in favor. Motion Carried.

ADJOURN

MOTION: J. Bruno made a motion to adjourn at 8:31pm. Seconded by R. Franzoni. All in favor. Motion Carried.

Respectfully,

V. Waldron

Date of Approval