

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF April 10, 2018
TOWN OFFICES**

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

MEMBERS ABSENT: R. Franzoni, J. Pintello

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

AGENDA APPROVAL: MOTION: C. Smith made a motion to approve the agenda with a request to place approval of minutes before Executive Session and put C. Brown (any other business) on agenda. Seconded by J. Bruno. All in favor. Motion Carried.

OTHER BUSINESS

C. Brown passed out a proposed amendment to Poultney unified by laws. He would like to see Castleton and Fair Haven join Poultney in adding and /or changing their existing zoning regarding sand lots and/or Slate quarries to be consistent. He explained that RRPC back in 2008 had the town's by-laws into their zoning, that if you had a slate quarry/sand lot you have to have a 200 ft buffer from edge of property around a 10 acre parcel, this brings usable area down to less than 3 acres. It also contradicts itself by saying you can put one on a 5 acre parcel, which is impossible with a 200 ft buffer. Continuing he stated that two attorneys agreed that these regulations that RRPC had the towns put in would not stand up in court. The reason being you can't take away something after you have given permission for it.

C. Brown stated that there are differences in the amendment for pre-existing and new slate quarries / sand lots. New businesses have to go thru Act 250.

J. Bruno asked C. Brown what he would like the Board to do.

C. Brown stated he would like Castleton to review it and make any changes which would be specific to the Town's zoning etc. and adopt this amendment to help keep these types of businesses open and growing.

J. Currie asked C. Brown to attend the public hearing for the Town Plan on April 24, 2018.

CONTINUED ZONING ORDINANCES UPDATES

The members continued their review and discussion and updates of the Table of Uses.

APPROVAL OF MINUTES – MARCH 27, 2018

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

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EXECUTIVE SESSION

MOTION: C. Smith made a motion to go into Executive Session for Personnel. Seconded by J. Bruno. All in favor. Motion Carried.

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

ADJOURN

MOTION: C. Smith made a motion to adjourn. J. Bruno seconded. All in favor. Motion Carried.

Respectfully

V. Waldron

Date of Approval

DRAFT