

**TOWN OF CASTLETON
PLANNING COMMISSION
Tuesday, April 9, 2019 at 7:00pm
Castleton Town Hall
263 VT – 30
Bomoseen, VT 05732**

PRESENT: Janet Currie, Chair; Joe Bruno, Vice Chair; Robert Franzoni, Planning Commission member; Val Waldrun, Planning Commission member; Jonas Rosenthal, Zoning Administrator; Eliza LeBrun, Recording Secretary/Planning Commission alternate.

ABSENT: John Pintello, Planning Commission member

CALL MEETING TO ORDER

The meeting was called to order by Planning Commission Chair, Janet Currie at 7:00pm.

PLEDGE OF ALLEGIANCE

Planning Commission Chair, Janet Currie led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Bruno made a motion to accept the Agenda. Mr. Franzoni seconded the motion. All were in favor, the motion passed.

MINUTES FOR APPROVAL – March 26, 2019

Mr. Bruno made a motion to approve the minutes if March 26, 2019. Mr. Franzoni seconded the motion. All were in favor and the motion passed.

DISCUSSION

COMMENCE REVIEW OF ZONING REGULATIONS

Mr. Rosenthal shared with the Planning Commission members examples of Tables of Use from the Town of Pittsford, the Town of Brandon, the Town of Leicester, the Town of Wallingford and two (2) documents from the Town of Castleton, the first was a chart the Planning Commission had begun and the second was a table that had been created with the Regional Planning Commission in 2014. Mr. Rosenthal showed the Commission how there are different ways to present the information.

Ms. Currie would like to work on a Table of Use that is specific so as not to leave much to much if anything open to interpretation for the Design Review Board. Ms. Currie is concerned that the Board may not always have impartial members and leaving too much up to interpretation could cause problems. Clarifying now would avoid issues of favoritism or exclusion based on political or other personal agendas.

Mr. Franzoni noted that he would like to see a “Zoning for Dummies” version. Mr. Franzoni liked the version of the Table of Use from the Town of Pittsford as it was easy to read.

Mr. Rosenthal noted that the version of the Table of Use from the Town of Leicester requires the Design Review Board to ask questions. He recommended that the Commission do a side by side comparison.

It was noted several times that definitions were an important item to be included with the Castleton Table of Use.

Discussion was held regarding the types of Uses that would benefit the Castleton area and attract families and individuals in their 20's, 30's and 40's. Mr. Franzoni suggested reaching out to the Castleton residents to see what they would like to see in Castleton.

Mr. Rosenthal will bring Castleton's Table of Use definitions to the next meeting, and then the commission will be able to answer many of the questions raised regarding redundancy.

DISCUSS FORMING STEERING COMMITTEE

Ms. LeBrun shared the three (3) committees that the Town Manager had listed at the Select Board meeting the night before; a Public Safety Commission, a Public Works Commission and a Community Development Commission. Ms. LeBrun stated that the recommendation was made to begin with just one Commission and that the recommendation had been the Community Development Commission. The Town Manager had mentioned that this Commission might be able to work with the Planning Commission as well. Ms. Currie wants to make sure that the Select Board is ready to move forward with this quickly.

Mr. Rosenthal recommended that Mr. Paul Costello of the Vermont Council on Rural Development be brought in to speak to the Select Board, however he is booked until 2020. Mr. Costello would be able to take all the suggestions from the residents and local business owners and organize them into feasible projects and prioritize them.

Mr. Rosenthal would like to pick a date to bring down Mr. Costello, or Caitlin Korkins and Richard Amore to present to the Select Board, residents and local businesses as well as SGA and Castleton University. Mr. Rosenthal believe that everything should come to together by the end of May.

ANY OTHER BUSINESS

Ms. Waldrun would like to know what happened to the Depot. Will it reopen or will there be another business in that location?

Mr. Rosenthal will speak to Mary Ann Jakobowski to see if there is anything that the Zoning Department or Planning Commission could work with her on, especially tax credits.

CITIZEN'S COMMENTS

There were no citizen comments.

ADJOURN

Mr. Bruno made a motion to close the Planning Commission meeting at 8:20 p.m. Mr. Franzoni seconded the motion. All were in favor and the motion passed.

Respectfully submitted; Eliza LeBrun, Recording Secretary