

**TOWN OF CASTLETON
SPECIAL
PLANNING COMMISSION MEETING
MINUTES OF May 15, 2018
PUBLIC SERVICE BUILDING**

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. Seconded by C. Smith. All in favor. Motion Carried.

APPROVAL OF MINUTES – APRIL 10, 2018

MOTION: J. Bruno made a motion to approve the minutes of April 24, 2018. Seconded by C. Smith. All in favor. Motion Carried.

DISCUSSION - SANDLOT SOLAR, LLC, 500KW – LEN KNAPPMILLER

J. Currie introduced Attorney David Carpenter, (Agent for Len Knappmiller) regarding the Sandlot Solar, LLC located to the west of Hubbardton Forge.

D. Carpenter stated that the 45 day notices have been sent to all abutting neighbors, state agencies etc. We have received no opposition up to this point. There were some questions raised regarding tires, as it was a junk yard. The access is through Hubbardton Forge.

J. Currie asked if Hubbardton Forge has purchased this property.

D. Carpenter replied that the current owner is Sandlot Solar, LLC. And it was purchased between 6 – 9 months ago.

D. Carpenter stated that Hubbardton Forge will be the purchaser of more than 50% of the credits and will have the option to purchase the array and can hook it up to their facility.

C. Smith asked how big the project is.

D. Carpenter replied it is between 3 ½ and 4 ½ acres.

D. Carpenter noted that they can do a site review with the Town, if there are any issues regarding screening of the panels, natural or man-made screening. The panels will be at a 30 degree angle to the South.

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STATUS OF VILLAGE DESIGNATED AREAS

B. Franzoni spoke to the parking issue taking place down town Castleton. He noted that an owner of the Deli also owns the Texaco station, so why can't he count those spaces for his customers.

C. Smith asked B. Franzoni if he was talking about one particular Castleton business owner village parking in general.

B. Franzoni asked if the Texaco Station parking could become downtown parking for everyone.

J. Currie noted that Mr. Rehlen owns that property.

B. Franzoni stated that the Town could buy the Texaco Station and use that as a student center and get tax credits.

C. Smith asked if this is something the land owner has proposed or is it something B. Franzoni is proposing.

B. Franzoni noted that the town could ask the owner about buying the property and getting tax credits for its use as a teen center and public parking after 5pm. He also noted that you could take the old town offices and use it as a historical building and get tax credits.

C. Smith noted that it is currently privately owned, she continued noting that this idea would take many properties off the tax base for the Town.

J. Currie noted that if the business owners in Castleton could come together and get over the territorial parking issue then the town could prosper.

B. Franzoni asked if anyone has tried to get the business owners together.

C. Smith replied there is one person who does not want to work with anybody and that anybody that has tried to bring anything new into the Village that would be considered competition for another business owner, that new person has been put thru the ringer.

J. Currie noted that we have to enforce the zoning that we have on the books and now we are in the process of updating our zoning ordinances.

NEW TOWN PLAN

J. Currie made all the changes to the new town plan.

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TABLE OF USES

J. Currie noted that J. Pintello wanted to be part of the discussion for the review of the table of uses, so they will discuss this at the next meeting.

OTHER BUSINESS

J. Currie noted that the application for the Lake Bomoseen Pub to put a crosswalk with lights across Rt 30 has been submitted to the State.

B. Wood asked about the status on the Village Designations.

J. Currie replied that she has completed Castleton Village, halfway done with Castleton Corners and then will work on Hydeville.

B. Wood noted that the Town Green in Castleton has not been recognized as the Town Green.

J. Currie said she would bring that up to the State Representative who is working on the Village Designation.

ADJOURN

MOTION: C. Smith made a motion to adjourn. Seconded by B. Franzoni. All in favor. Motion Carried.

Respectfully

V. Waldron

29 May 2018
Date of Approval