

**TOWN OF CASTLETON  
SPECIAL INFORMATIONAL PLANNING COMMISSION MEETING  
MINUTES OF DECEMBER 17, 2015  
TOWN OFFICES**

**MEMBERS PRESENT:** J. Bruno, J. Pintello, F. Giannini, S. Seguin

**OTHERS PRESENT:** See attached list

Meeting called to order at 7:00pm by J. Bruno.

**INFORMATIONAL MEETING – ZONING CHANGES- DRAKE RD- RT30 N**

J. Bruno stated that the town received a grant a few years ago for a commercial industrial market study for \$15,000.00. The town paid \$3,000.00. The Rt 30 corridor had town sewer and water and most of RT 4 commercial has been filled. Some statistics that the study showed were:

- Castleton is the highest property tax paying community in the State of Vermont
- 49% of residential tax is paid by 2<sup>nd</sup> homeowners
- Castleton has 2<sup>nd</sup> least amount of commercial land in Rutland County
- Only 5% of Castleton's land mass is zoned commercial
- Only 2% is zoned industrial
- Only 8% of Grand List is commercial and industrial property
- There are 123 commercial properties and 6 industrial properties
- Castleton has 5 industrial/commercial districts

F. Giannini stated that the impetus for the study was to see if we could get a tax break for the citizens. The Board has been working on this for years and spent numerous hours on this. We tried to continue to maintain the rural aspect of the town.

J. Bruno stated that with help from the Rutland Regional Planning Commission the boundaries were selected. The Drake Road became a natural boundary and also 500ft elevation on the opposite side of Rt 30.

F. Giannini trying to maintain 2 acres zoning to keep the area from being over developed.

D. Wood why was it necessary to create a new zone.

J. Bruno replied to make it less restrictive, there has been nothing added to the existing zoning that is allowed there now.

S. Seguin noted that the 4 Corners is the busiest intersection in the State.

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Some citizens issues were:

- Not keeping the rural atmosphere in Castleton
- The ability for a large box store to come into town
- The impact on sewer and water
- Setbacks from road
- Density of businesses

L. Forgues stated that there are no jobs in this area to keep young adults here after graduation.

J. Hale printed copies of the table of uses and the changes that new zoning would impact.

J. Bruno there is not a lot of land available in that area. We are trying to look into the future.

J. Bruno explained that this was not the normal process for an issue like this. This meeting only had to be posted in 2 public places. He was adamant about sending letters to invite all adjoining land owners to the meeting. He did not a repeat of 2002 when land owners were not notified of zoning change.

Meeting ended at 8:30pm.