

CASTLETON PLANNING COMMISSION
Tuesday, February 28, 2023
Castleton Fire Station Community Room
273 Route 30 N, Bomoseen
and ZOOM

Zoom Recording Link:

<https://us02web.zoom.us/rec/share/WqNmDqp7Sjog9YjBah1vkR4uPPZ6gLSjzCYrfuqo4fxgOsGQFHckNsaPuJXB6KKu.05vChiHSdrkjTpv8>
Passcode: 6f^4Wh+4

Those in attendance included: Elizabeth MacKay, Michael Scovner, Frank Johnson

Others present by Zoom included: James Thomas, Allison Harvey, Recording Secretary

L. MacKay called the meeting to order at 6:33 P.M.

Approve Agenda

J. Thomas made a motion to approve the agenda. F. Johnson seconded. All voted in favor. So voted.

Minutes of Meeting – February 14, 2023

M. Scovner made a motion to approve the minutes of February 14, 2023 as presented. F. Johnson seconded. All voted in favor. So voted.

Public Comments

None at this time.

Reports

Selectboard Vote of our Revised Town Plan – Liz MacKay

L. MacKay stated the Selectboard is going to vote at their March 13 meeting on approval of the Town Plan. She also has some comments to make under other business later in the meeting regarding this.

Rutland Regional Planning Commission Meeting on February 21, 2023 – Liz MacKay

L. MacKay stated she did attend this meeting. They spoke of a 3.5-megawatt solar farm in Pittsford, Furnace Brook Road, 10,000 panels, is in the process of being developed. There was also discussion on Route 22 projects and a solar farm in Fair Haven off the end of the Airport Road. She reported at the meeting the updates to the Town Plan and the Unified Development Regulations. Next meeting is on the third Tuesday of March, the 21st at 6:00pm.

Local Hazard Mitigation Plan – Jim Thomas

J. Thomas stated this Plan is supposed to be renewed every 5 years, it has expired, and they are working with RRPC to revise the Plan. The format has been changed and criteria for acceptance has changed. He will send copies to Commission members for their review. Largest cost is flooding but largest frequency is winter storms and power outages that go with it.

New Business

Continue Review and Editing of Draft of the Zoning Ordinance document (Unified Development Regulations) Will Work on Pages 33-45

Beginning with section 613, Mobile Home Parks. No comments or suggestions.

Section 614, Camp, Cabin and Seasonal Structures. No comments or suggestions.

Section 615, Accessory on Farm Business. J. Thomas asked why adding and if was because State Agricultural law gives them permission to do it. Felt that was the case and E. Bove will be questioned why this needs to be included if covered by State Statute.

Section 616, Planned Unit Development. No changes or suggestions. This unit had already been reviewed and rewritten.

Section 701 - J. Thomas questioned why the 1/8 acre was taken out. Discussion on lot sizes and setbacks.

Section 703 – Discussion on cottage industry and use of a residence for a business and how it applies to the residential zone.

Section 704 – Equal Treatment of Housing - No changes or comments.

Section 705 – Residential – Accessory Dwelling Unit - No changes or comments.

Section 706 – Lot limitations. No changes or comments.

Section 707 – Lots in more than one UDR District. No changes or comments.

Section 708 – Reduction of Lot Area. No changes or comments.

Section 709 – Required Area or Yards. No changes or comments.

Section 710 – Temporary Structures for Construction Projects. No changes or comments.

Section 711 – Special Permit Standards for Campgrounds. No changes or comments.

Section 712 - Trailers/Mobile Homes/Trailer Camps. J. Thomas for more than two weeks in what time period. Weeks, months, years, etc. Discussion on whether there should be a time limit. No more than two consecutive weeks at a time and no connection to utilities.

Section 713 – Height of Structures. Discussion on heights and whether should be left in or removed and what the maximum height should be in various districts.

Section 714 – Building Coverage, Porches, Carports and Garages. – No comments or changes.

Section 715 – Accessory Buildings in Residential Districts. – No comments or changes.

Section 716 – Permitted Hours of Construction. No comments or changes.

Section 717 – Open Storage. No changes or comments

Section 718 – Pools. Discussion on pool sizes and gallons and whether fencing should be required.

Other Business

L. MacKay stated she has gotten a few emails regarding their Town Plan revisions. There is a part that addresses gateways, which don't exist in the Town. She has spoken to Ed Bove and there are some things that need to be removed which she will address with the Board of Selectmen. Also addressed kilowatt hours that will also be discussed.

There will be discussion at the next meeting regarding the email sent by M. Jones regarding state minimum requirements for building, Vermont Residential Building Standards.

She also has and will make copies for other members, recommendations made to the Planning Commission by the DRB back in 2020. It will be on the agenda for review at the next meeting also.

J. Thomas stated that the minutes have to be posted on line (town website) and in 3 places within 5 days of the meeting date. There is currently some controversy on where they will be posted, as two of the Post Offices are not allowing them to be posted. L. MacKay asked if the Unapproved Minutes could be added to the title, J. Thomas stated the DRAFT watermark indicates unapproved.

Announcements

Next meeting will be at 6:30 on March 14, 2023 continuing to review the UDR document and the email to do with the 2020 recommendations from the DRB.

Adjourn Meeting – 8:06 pm

M. Scovner made a motion to adjourn at 8:06 pm. F. Johnson seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary

DRAFT