

**CASTLETON PLANNING COMMISSION
PUBLIC HEARING
Tuesday, April 23, 2024 at 6:30 pm
Castleton Fire Station Community Room
273 Route 30 N, Bomoseen
and ZOOM**

Zoom Recording Link:

Those in attendance included: Michael Scovner, Liz MacKay, Karen Oakman, Frank Johnson, John Gillen

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

F. Johnson called the meeting to order at 6:40 P.M.

Approve Agenda

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

Minutes of Meeting – March 26, 2024

M. Scovner made a motion to approve the minutes of March 26, 2024 as presented. L. McKay seconded. All voted in favor. So voted.

It was stated that the January 9 and April 2 minutes still need to be approved.

F. Johnson asked for introductions of board members present as it is a public hearing.

Discuss Revisions for Final Draft

K. Oakman referred to Page 16 – Article IV - Village Commercial. J. Thomas stated Village Commercial vs Residential in Village Commercial should be clarified. K. Oakman reviewed the criteria across the Village Commercial row of the table, indicating the setbacks should be 40, 15 and 40 feet in the first three columns, 100 feet of frontage and 150 feet of depth and the maximum coverage of 20%. Brief discussion held on the numbers that are in the table, and J. Thomas felt the numbers there are probably changes made by RRPC in the beginning. Further discussion on the possible construction of a residential home in a village commercial zone and Footnote #2 being added to the Village Commercial row or whether a new row should be added for Residential in Village Commercial for homes to be constructed. Also discussion on the (2) footnote having language added to it. (2) should be added to the Village Commercial row on the table, as well as a new row for Village Commercial Residential, which should also have a (2) footnote added to it.

Citizen Comments and Questions

J. Gillen expressed his impression with the public notice of this hearing, he was pleased to see it done the way it was. Discussion on the amendments that had been proposed and the procedure to deal with public notification of those amendments being made. J. Gillen distributed suggestions for Section 1406, which

M. Scovner read the proposal, 'It is the responsibility of the Planning Commission to review the UDR and recommend changes to them in accordance with the Vermont State Statutes (See Appendix I)'. J. Gillen proposes replacing the second paragraph with this sentence. K. Oakman stated she felt they should refer people to the actual Vermont Statute number rather than an appendix notation, J. Thomas agreed. Further discussion with J. Gillen regarding the DRB section and amendments to the UDR.

M. Scovner made a motion that this be moved on to the Selectboard as soon as possible. J. Thomas stated it has to be sent to the Board of Selectmen, and they have to notice a public hearing just as the Planning Commission did. J. Thomas felt the draft needs to be sent to the Selectboard members, along with a note that they feel the Board of Selectmen should ratify the changes and continue on the revision process. **L. MacKay seconded the motion.** The note to be included should point to revisions to the Regulations, as well as combining the subdivision regulations and flood regulations all into one document. There is a reduction of parking regulations throughout as well as other changes that could be considered significant, such as changes in density due to State law, sign regulations and subdivision rules including the roads and water/sewer being up to date before the development begins. There has been a good share of reorganization, not necessarily changes.

Adjourn Meeting

J. Thomas made a motion to adjourn at 7:30 pm. L. MacKay seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary