

CASTLETON PLANNING COMMISSION
Tuesday, May 9, 2023 at 6:30pm
Castleton Fire Station Community Room
273 Route 30 N, Bomoseen
and ZOOM

Zoom Recording Link:

https://us02web.zoom.us/rec/share/EYIKryyhhTO_LDV6TbUnlkEyJ8dOzOOKhhGSnRu4NBwlJKSdgSeAxK0Ci3QLbyg6.n9q9bpkPEvIcPTb7
Passcode: 9ye?k?&J

Those in attendance included: Michael Scovner, Michael Holden, Frank Johnson, James Thomas
Others present by Zoom included: Allison Harvey

M. Holden called the meeting to order at 6:39 P.M.

Approve Agenda

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

Minutes of Meeting – April 11, 2023

F. Johnson made a motion to approve the minutes of April 11, 2023 as presented. M. Scovner seconded.

Page 1 – Attendance – *Elizabeth* should be changed to *Elisabeth*

Page 1 – Last line of Reports – *it's* should be changed to *its*.

Page 2 – Eight line from the top, *re-reviewed* should be changed to *reviewed again*.

All voted in favor. So voted.

Public Comments

None at this time.

Reports

Local Hazard Mitigation Plan – Jim Thomas

J. Thomas stated the plan was presented to the Board of Selectmen last night and is now open for public comment. The editing done at the last meeting could be submitted as public comment, he will send it to Karen and Stephanie Bourque so edits will appear as public comment as opposed to committee work. The next Board of Selectmen meeting in two weeks will be open for public comment and that will close and then they will work on the second half. S. Bourque expects the final to be done by fall.

New Business

Continue to Review and Edit Zoning Ordinance Document

To begin on Page 52 – J. Thomas stated he does not feel this is a re-write of the subdivision regulation, it is a total rewrite that came from somewhere else. The way the RRPC works, they like uniformity and all the towns say the same thing. They did not rewrite, they gave a boilerplate copy, then took someone else's

and plugged it in. One thing in particular is the dimensions of a cul de sac on a dead-end road is an example. Will need to come back to that discussion, not what some other towns have.

Section 403 of current subdivision regulations, J. Thomas proposed a change – Dead End Streets - dead end streets are permitted when all the properties abutting them are in residential districts provided that A. a cul-de-sac turn around shall be provided at the terminus of a dead-end street with either a travelled turning circle diameter of 70 feet or the dead-end circle shall loop back on itself. B. Dead end streets may be permitted on other streets with approval of the DRB. **M. Scovner made a motion to insert that proposed language into the draft UDR between the applicability of road standards and layout in Section 403, Page 66. J. Thomas seconded. All voted in favor. So voted.**

Section 408 - Land for recreation in subdivision regulations – J. Thomas reviewed current wording of this section. He feels the Recreation Commission is currently needing income and questioned if it should be left out or retained. This is another example of something that was taken out and replaced with boilerplate language by RRPC. Discussion on the language and whether it should be reverted back to what it was originally in this section and whether should be town specific or the general boilerplate being proposed by RRPC. Also discussion on fees and whether and/or or just or should be included. Page 70 addresses the same thing and should be put on the end of that section. M. Scovner suggested next to the common land section which includes recreation. **J. Thomas made a motion to add to Section 408: However if the DRB determines that a suitable park or parks of adequate size cannot be properly located on the parcel, or is otherwise not practical, the DRB may require as a condition to approval a payment to be made to the Town of an amount to be determined by the Selectmen not to exceed the lesser of \$50 per lot or dwelling unit to be constructed on the parcel under the DRB approval or five (5%) percent of the fair market value of the parcel involved in the application. Such amount shall be available for use by the Town to serve the needs of the surrounding area including the acquisition of property in the area for a neighborhood park or playground or other recreational purposes. M. Scovner seconded. All voted in favor. So voted.**

In the third paragraph of Section 1201, discussion on verbiage and if *shall literally* should be removed. Other minor grammatical/verbiage revisions to this section.

Section 1202 – M. Scovner wanted to break up the sentence that is very long in this section. All present agreed M. Scovner will re-write this section for the next meeting.

Page 75 -78 - Section 1300-1307 Discussion on verbiage, minor changes and renumbering/lettering sections.

Further discussion back to Section 1102, Page 53, Thomas questioned the terminology of the length of time of permitting for subdivisions and how frequent a subdivision can be requested. It was felt there was a conflict on whether 3 years or 5 years. Also discussion on the appeal of subdivisions and the process.

Section 1310 – Page 84 No significant changes. Review to start on Page 85 next meeting.

Other Business

None at this time.

Announcements

Regional Planning Commission meeting on May 16. L. MacKay will attend.

Next meeting will be Tuesday, May 23 to continue work on updating the UDR.

Adjourn Meeting 7:57pm

F. Johnson made a motion to adjourn at 7:57pm. M. Scovner seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary

DRAFT