

CASTLETON PLANNING COMMISSION
Tuesday, July 25, 2023 at 6:30 pm
Castleton Fire Station Community Room
273 Route 30 N, Bomoseen
and ZOOM

Zoom Recording Link:

https://us02web.zoom.us/rec/share/NJWcfdpj-Sc_8pZGa4lg1Aym6vOh4YYAMDUZgDs9RVjkybJEDBaLqIbbZbfCUIZ8.sKa5thoA32LbwUga
Passcode: 4evGu^P+

Those in attendance included: Elisabeth MacKay, Michael Scovner, Frank Johnson, James Thomas
Others present by Zoom included: Allison Harvey, Recording Secretary

F. Johnson called the meeting to order at 6:47 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 – July 11, 2023

M. Scovner made a motion to approve the minutes of July 11, 2023 as presented. L. MacKay seconded. All voted in favor. So voted.

F. Johnson asked what the pleasure of the members is with regard to documents and if there are things that should be printed out that are needed during a meeting other than the Agenda and Minutes. J. Thomas stated the Local Hazard Mitigation Plan from the Rutland Planning commission is printed for every meeting with changes from the previous meeting, which he thinks is overkill. He would suggest once something has been gone over and changed, that when it is done, it shouldn't be printed again. F. Johnson suggested that each member can print as needed, rather than multiple copies being printed that are not needed. J. Thomas suggested it could also be sent to him and he can print from the Town Office.

Public Comments

None at this time.

New Business

F. Johnson mentioned the newly appointed assistant Zoning Administrator Karen Oakman has been hired. J. Thomas stated her first day was today with him in the office. Brief discussion on the position, hours and how things could be handled from here forward.

F. Johnson stated they may have to address an email from the Town Manager regarding short-term rentals. J. Thomas stated he had attended and VLCT meeting where they recommended it be addressed under a separate ordinance, rather than including it in the Zoning Ordinance, making it easier to enforce and easier to change. L. MacKay stated they have been working on a new UDR, but the current Zoning

Ordinance has not yet been replaced by the UDR and asked what the difference is. J. Thomas stated that an ordinance passed by the Selectboard is easier to change than the UDR or the Zoning Ordinance if there is a need for it to be changed. **J. Thomas made a motion to advise the selectboard to pass a town ordinance as opposed to having a short-term rental section in the zoning document. M. Scovner seconded.** L. MacKay asked what the benefits are for the Town and what the disadvantages are. F. Johnson benefits are that they are bringing people into town to spend money at local businesses. L. MacKay asked why that should be regulated. F. Johnson stated there is the possibility that a shortage of primary residences when so many are short-term rentals. Lengthy discussion on the short-term rentals and how much they can be regulated. **All voted in favor. So voted.**

Old Business

UDR Review – J. Thomas stated there was one thing he would like to see added to the document, a requirement for a permit for the demolition of a structure. He feels this should be added as a way of tracking the taxing process. If a permit is not issued for a demolition, the assessing department does not know when a structure has been taken down to reduce the tax bill for the property owner. Discussion on the idea of a new section 1202 and whether language should be added concerning tearing down an old structure, whether replacing or just tearing down.

Discussion on the edits to be made to the UDR and how they will be done and who will do them for the final draft.

Announcements

Next meeting will be Tuesday, August 8, 2023.

Adjourn Meeting – 7:54 pm

M. Scovner made a motion to adjourn. J. Thomas seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary