

**CASTLETON PLANNING COMMISSION  
PUBLIC HEARING  
REVIEW OF UNIFIED DEVELOPMENT REGULATIONS  
PUBLIC COMMENT  
Thursday, February 15, 2024  
Fire Department Community Room  
and ZOOM**

**Zoom Recording Link:**

<https://us02web.zoom.us/rec/share/kEE8LmGyiROqxPhN-sIB1nUpspL409r-pH0fsRU7j3HsCGSARgtwxatGzvLjVSmM.zU8zWdVAes7oxFsK>

**Those in attendance included:** Michael Holden, Frank Johnson, Mike Scovner, Liz MacKay, Karen Oakman, Zoning Administrator, John Gillen, Wayne

**Others present by Zoom included:** James Thomas, Nedra Boutwell

F. Johnson called the meeting to order at 6:30 P.M.

F. Johnson briefly explained the new Unified Development Regulations and that a lot of work has gone into this revision, and it also combined the older zoning regulations and the subdivision regulations into one document. Also reviewed the board members that have participated in the changes and proposals made to these documents. Including himself, Michael Holden, Liz MacKay, Michael Scovner, James Thomas, Karen Oakman as Zoning Administrator and Allison Harvey as recording secretary all had active roles in the review and changes, and those that have been lost and were participants in the changes, Robert Franzoni, Joseph Bruno and Jonas Rosenthal.

John Gillen asked to review Section #1403 and questioned the posting of the notice of meeting dates and whether this meeting was properly warned. It was stated it was public more than two weeks in advance. Lengthy discussion on the public notification and warning of the meetings, and whether the topic of discussion is or should be published on the warnings/agendas.

J. Gillen also questioned appeals to the board and applications in Section #1213, which also moves forward to Section #1214. Discussion on the order of appeal and whether a decision can be appealed to the DRB or the Environmental Court and whether it is repetitive or if it is in fact two separate appeals and whether it would be clearer to have these two sections all together rather than two different sections. J. Gillen also questioned Section #1208, which is now Section #902 in the newly revised UDR having to do with waivers.

J. Gillen also questioned the difference between variances and waivers. Brief review of the language and definitions of the two terms, and how they are applied within the regulations.

K. Oakman stated they should review the definition of Multi Family and what it includes, such as fraternity and/or sorority. Kitchen versus kitchenette was discussed, as well as fraternities having more than one

kitchen and how they fit into multi family or fraternity. Definitions will be looked up to refer to and possibly add.

**Adjourn Meeting – 7:38 pm**

**M. Holden made a motion to adjourn at 7:38 pm. M. Scovner seconded. All voted in favor. So voted.**

Respectfully Submitted,  
Allison Harvey, Recording Secretary  
Transcribed from Zoom Recording

DRAFT