

**TOWN OF CASTLETON
PLANNING COMMISSION
MEETING OF FEBRUARY 26TH, 2013
CASTLETON TOWN OFFICES**

MEMBERS PRESENT: Bob Day, John Hale, Joe Bruno, Frank Giannini

MEMBERS NOT PRESENT: Sean Seguin

OTHERS PRESENT: Brittany Gilman, David Skidmore

Meeting called to order at 7:12 P.M by Chairman J. Hale.

Minutes for Approval- January 22nd, 2013

MOTION

J. Bruno made a motion to approve the minutes of February 26th, 2013. F. Giannini seconded. All in favor. So voted.

NEW BUSINESS

Chairman J. Hale informed the board that there would be a public hearing on Thursday, March 28th for the zoning change related to Castleton State College

OLD BUSINESS

Route 30 Corridor Discussion

Chairman J. Hale suggested having some additional conditional commercial uses marked with an asterisk, meaning that they are subject to having town sewer, which would effectively focus the area to the Route 30 Corridor rather than changing the whole zone to have more allowable conditional uses.

D. Skidmore suggested changing the name of the RR2A zone to Multi-Use 2A, so that more than just residential development is encouraged.

Chairman J. Hale stated that RR2A is primarily residential, and the goal of the board is to encourage development specifically along Route 30. He also stated that he would work on conditions for the DRB to consider.

B. Day stated that the current permitted uses should also be evaluated.

Proposed Minor Changes to the Zoning Ordinance

D. Skidmore presented the 4 proposed changes. A summary of the discussion is as follows:

- A) D. SKidmore stated that this is mostly a clarification meant to make clear that it is the applicant's responsibility to obtain a permit, and places the responsibility for compliance on the applicant.

He also stated that land development is not a defined term in the ordinance, but it is defined by state law, which D. Skidmore stated should be added to the ordinance for clarification.

J. Bruno questioned the excavation/landfill portion of the definition. D. Skidmore stated that it is better for an applicant to ask if a permit is needed rather than assume it isn't, but that the primary meaning of the excavation/landfill portion is mining and excavation of commercial land. The definition encompasses all land development, but not all land development would require a permit.

- B) J. Bruno questioned the definition of a shed. D. Skidmore stated it is undefined, but this change is intended to change the exempt shed portion so that people cannot have multiple exempt sheds on one parcel.
- C) D. Skidmore stated that there is currently nothing in the ordinance defining when two structures become one. This change is intended to make that distinction clear.
- D) D. Skidmore stated that this change is intended to limit development of multi-family residences on pre-existing small lots. Currently, the ordinance states that if there is a pre-existing small lot, they can construct anything allowable within the district.

Adjournment:

MOTION

F. Giannini made a motion to adjourn. J. Bruno seconded. All in favor. So voted. The meeting was adjourned at 8:30 P.M.

The next meeting will take place on Tuesday, March 26th, at 7:00 P.M.

Submitted by Brittany Gilman

Frank Giannini, Clerk

Date of Approval