

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JUNE 23, 2015
TOWN OFFICES**

MEMBERS PRESENT: J. Bruno, S. Seguin, F. Giannini

MEMBERS NOT PRESENT: J. Pintello

OTHERS PRESENT: E. Bove, Chairman RRPC, Jeff Biasuzzi, Zoning Admin.

Meeting called to order at 7:00pm by J. Bruno.

J. Bruno recognized that F. Giannini has been working on the zoning for the new RT 30 zone.

S. Seguin asked E. Bove what the next move was in the RT 30 zone if the Commission agreed on ordinance changes.

E. Bove replied that the Commission could move to have a public hearing.

The Commission reviewed the existing zoning ordinances with new ones being proposed.

E. Bove asked that lot coverage and setbacks be discussed at the next meeting.

The next meeting will be July 28, 2015.

UPDATES TO ZONING ORDINANCE & SUBDIVISION REGS – J. BIASUZZI, ZONING ADMIN.

J. Biasuzzi made suggestions to the Commission regarding the new RT 30 zone: Sign, Noise and outside storage ordinances.

J. Biasuzzi presented the Board with a few possible changes to present zoning & subdivision rules.

Our outside storage ordinance states that there is NO outside storage, this conflicts with commercial outside storage. This also conflicts with the “one unregistered” vehicle regulation. VLCT suggested that the zoning ordinance should be re-written to identify commercial use vs residential use.

J. Bruno asked what would constitute being “grandfathered”.

J. Biasuzzi this seems to be based on; if the use has been consistent and not changed and is being used by the owner not the tenant of the building. The VLCT lawyer said the permit goes with title not with tenant. The permit goes with the title. If a tenant gets a permit for a business, when the tenant leaves the permit expires, it does not stay with owner of property.

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J. Bruno asked how this can be corrected.

J. Biasuzzi stated that the way to “fix” these situations, is to have the ordinances re-written to clearly define commercial vs residential.

J. Biasuzzi stated that lot line adjustment is a micro subdivision, where a piece of land is split off from another and merged to another, no new lot is created. It is not in our zoning ordinances. It should be in subdivision and zoning.

The other ordinance is regarding accessory buildings, a suggested re-write is to allow an accessory structure first, as long as it conforms to the same setbacks as a residential structure would.

J. Biasuzzi also stated that there should be a change in the “primitive camp” ordinance. He states the waste water rule by the State does not allow for permitted sewage for more than 60 days a year.

J. Bruno stated we should follow the State. He stated we can use the verbiage that J. Biasuzzi has supplied for changes.

J. Biasuzzi explained the adoption process for zoning. There has to be one hearing as a planning commission for public input and then the Select Board has to have two meetings.

MINUTES OF APPROVAL

MOTION: S. Seguin made a motion to approve the minutes of April 28 & May 26, 2015. Seconded by F. Giannini. All in favor. Motion Carried.

ADJOURN

MOTION: S. Seguin made a motion to adjourn the meeting. Seconded by F. Giannini. All in favor. Motion Carried.

Respectfully submitted,

V. Waldron

Date of Approval