

**Castleton Planning Commission  
(DRAFT) Meeting Minutes  
Thursday, January 14, 2021 – 6:00 PM  
Castleton Town Office**

The Castleton Planning Commission met on January 14, 2021, at the Castleton Municipal Office to consider changes to the Town Zoning Regulations. Joe Bruno called to order at 6:00 PM.

Those in attendance included: Joe Bruno, Liz McKay, Bob Franzoni and Jonas Rosenthal.

The purpose of the Hearing was to consider for approval Zoning Amendments to the Zoning Ordinance of 2013.

The purpose of the Hearing is to amend the Town of Castleton Zoning Regulations (Bylaws). The geographic area affected include all areas of Castleton.

Proposed Zoning Bylaw changes - Table of Contents:  
Section 204: Application of Regulations - E and H.  
Article 111: Table of Uses - Planned Unit Development  
Section 417: Planned Unit Development  
Article XV: Flood Hazard Area and River Corridors

Joe Bruno referred to the changes in red to the sections mentioned above.

Jonas Rosenthal described the changes. The proposed Flood Hazard Regulations updates the 2009 version and makes them compliant with new requirements. The River Corridors program is new but was considered by the Town in 2009. Approval of these regulations will make the Town eligible for an additional 5 % in Flood aid to the Town.

The changes to page 11 will allow more flexibility to the DRB in interpreting the Table of Use chart.

In Article 111, the Planned Residential Development was changed to the Planned Unit Development. The Zoning Districts did not change.

Section 417: Planned Unit Development (starting on page 29 - 31) described what is to be included in the PUD.

Several questions about some of the changes followed and the next steps for adoption.

The full text of the existing and proposed changes to the Town of Castleton Zoning Regulations can be reviewed at the Town of Castleton Town Website ([www.Castletonvermont.org](http://www.Castletonvermont.org)) and Town Office, located at 263 Route N.

Bob Franzoni made a motion to adjourn the Hearing. Liz McKay seconded the motion. Motion carried. Meeting adjourned.

Jonas Rosenthal, Secretary for the meeting.