

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 22, 2016
TOWN OFFICES**

MEMBERS PRESENT: J. Bruno, F. Giannini, B. Longtin

MEMBERS ABSENT: S. Seguin, J. Pintello

Others Present: J. Biasuzzi, Zoning Administrator, Ed Bove, RRPC

Meeting called to order at 7:10 pm by J. Bruno.

UPDATES: – TOWN PLAN- E. BOVE

E. Bove, RRPC, stated that he has been working on the Town Plan. He went thru it and has cleaned it up. He stated that it was last amended in 2013. The flood resilience piece and the Act 59 piece still has to be added.

He continued saying Act 59 supports the Village Center Designations which are Castleton Village and the Four Corners. C. Jacien did not renew it and now there are new requirements needed before you can get it approved. Act 59 wording must be in the Town Plan.

He handed out 2 copies to the Commission. One copy is the current town plan and in the margins is the information that has been deleted for the new Town Plan. The second copy is the working copy of the proposed new Town Plan, with the absence of the Flood Resilience plan and Act 59.

J. Bruno asked when this needed to be completed by.

E. Bove replied it needs to be finished by 2018 and explained that you cannot get your Village Center Designations or priority points for Grant applications.

J. Bruno asked about E. Bove attending the next meeting on April 12th.

E. Bove replied he would like to wait till the Legislative Session ends, in case they add or delete any requirements, etc. He will also have language for Act 59 and Flood resilience plan.

J. Bruno asked about the warnings needed.

E. Bove stated that there has to be 2 Select Board Meetings and 1 Planning meeting for the new Town Plan.

J. Bruno then informed E. Bove about the resistance from Rte. 30 and Drake Rd citizens regarding new zoning. One suggestion was to making some changes to the current zoning rather than create a whole new district. The members will go thru the list and think of things that we would like to see permitted in that area.

E. Bove stated that you could make that change for RR2A all over town, so it's the same.

J. Bruno suggested that "must have town sewer" be a requirement for RR2A.

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J. Bruno asked E. Bove if there was anything else that was needed to be done for the Economic Development Study.

E. Bove replied the Grant is over and it is all settled up.

UPDATE TO ZONING – J. BIASUZZI

J. Biasuzzi that Section 1018 is the first section that needs to be updated. He feels that there was language left out when first written.

J. Bruno suggested “non-residential commercial”.

J. Biasuzzi stated that there needs to be clear definitions of “open storage” and “temporary”

J. Bruno asked the members to work on wording for these definitions.

B. Longtin stated that he did some research and read from another town’s zoning rules. The Commission liked the wording. It was printed and handed out to the members and they will go over it for the next meeting.

J. Bruno brought up permitted uses and stated he would like to add cideries, wineries, distilleries and breweries. The members and J. Biasuzzi agreed.

J. Bruno stated that the wording for R20 should be requires town sewer or adequate water facilities.

J. Biasuzzi stated that Motels and Hotels should be merged together.

MINUTES FOR APPROVAL: MARCH 8, 2016

MOTION: F. Giannini made a motion to accept the minutes of the March 8, 2016. Seconded by B. Longtin. All in favor. Motion Carried.

ADJOURN:

MOTION: B. Longtin made a motion to adjourn the meeting at 8:30pm. Seconded by F. Giannini. All in favor. Motion Carried.

Respectfully

V. Waldron

Date of Approval

DRAFT