

TOWN OF CASTLETON
PLANNING COMMISSION & DRB
MINUTES OF OCTOBER 11,2018
CASTLETON TOWN OFFICE

MEMBERS PRESENT: J. Currie, B. Franzoni, J. Bruno

MEMBERS ABSENT: J Pintello

OTHERS PRESENT: J. Rosenthal, ZA; see attached list

MEETING CALLED TO ORDER BY J. Currie at 6:25pm.

REVIEW AND AMEND OR APPROVE AGENDA:

MOTION: J. Bruno made a motion to approve the agenda. Seconded by B. Franzoni. All in favor.
Motion Carried.

MINUTES FOR APPROVAL:

Motion: B. Franzoni made a motion to approve the minutes of Sept. 25, 2018. Seconded by J. Bruno.
All in favor. Motion Carried.

DISCUSSION: REVIEW OF ZONING, ERROR AND OMISSIONS

The DRB presented the Planning members with a list of suggestions for zoning ordinance changes that had been discussed at a 9/11/2018 meeting.

#2) Create a provision where the DRB, the PC or the Select Board could consider a one -time approval of a use not written into the Table of Uses.

J. Mark stated that the decision could be a joint decision made with input from all three boards.

#3) There is no flexibility in the Table of Uses. Have a broad category for “retail” sales.

J. Bruno asked is there was a broader category for retail sales would it still be conditional use or there be a site plan review.

D. Wood answered that it would depend on what the planning commission determined is appropriate in that particular sub category.

J. Currie noted that the planning commission had actually been working on this and eliminating specific categories.

3c) J. Rosenthal noted that he would work on definitions for Cottage and Home industries. Also, a definition for accessory structure.

d) J. Currie will delegate the Solar issue to E. Bove and J. Rosenthal.

e) J. Currie noted that the clarification of Office building and Professional Office will be brought to E. Bove.

f) The regulations for communication towers, wind generators and solar panels will be discussed with E. Bove.

5) The DRB suggested that “lakeside parking” added as an option for season lakeside businesses.

Discussion took place regarding the use of the word “seasonal” as there are snowmobilers who are patrons of these establishments.

6) New wording was suggested for Page 38, Section 709.A.3.

7) DRB suggested getting rid of the “one bite of the apple, Sec 709A.5.

9) & 10) J. Currie asked J. Rosenthal to work on definitions for “table of uses” so that the language will be more consistent and each item in the Table of Uses has a definition.

13) J. Mark stated that the DRB should be able to grant a “multipurpose” permit. (page 58- Article IX

14) J. Currie noted that she will ask E. Bove about language regarding “unregistered/unlicensed vehicles”. J. Mark noted that it looked like there was a typo in there that made it confusing.

15) The DRB suggested there be a provision added for “hardship” in terms of a permit needing to be completed within 2 years.

J. Currie asked what type of paperwork would they be looking for to prove a medical, financial hardship.

J. Mark noted that would be something that the ZA would be responsible for.

D. Wood did ask if there was vendor permit required by the town. As there was a vendor on Rt 30 and the DRB did not see any paperwork for this.

17) Page 74, section 1206. J. Mark noted that the wording in B1 should be used throughout the section to be consistent.

ANY OTHER BUSINESS

J. Currie asked the DRB members for their input on the Town having a municipal ticket procedure for enforcement. This would eliminate the process of writing a letter and having it then go thru Environmental Court.

J. Mark and D. Wood agreed that it was a good ideal.

J. Currie noted that she would work on a draft when the zoning updates are done and present to the DRB at one of their meetings. It ultimately has to be approved by the Select Board.

ADJOURN

MOTION: B. Franzoni made a motion to adjourn at 7:28pm. Seconded by J. Bruno. All in favor. Motion Carried.