

CASTLETON PLANNING COMMISSION

Tuesday, May 10, 2022

**Castleton Town Office
and ZOOM**

Zoom Recording Link:

https://us02web.zoom.us/rec/share/D0j8TUGIX6OzBWgDZVw8oGHHUeuyKsWJkoDEmOmI3m-_K6QKkqYnQDjZUVrufpi6.YmPJQrvVZZ1cU5Fz

Passcode: zu9hjsH^

Those in attendance included: Elizabeth MacKay, Joseph Bruno, Jonas Rosenthal Zoning Administrator
Others present by Zoom included: Frank Johnson, Allison Harvey, Recording Secretary

J. Bruno called the meeting to order at 6:06 P.M.

Approve Agenda

L. McKay made a motion to approve the agenda. F. Johnson seconded. All voted in favor. So voted.

Minutes of Meeting – April 26, 2022

Minutes were not available at this time.

Public Comments

None at this time.

Continue Review of Zoning Draft Dated December 14, 2021

J. Rosenthal stated in the 700's Section, non-conforming use and non-conforming structure seems to be missing. Is on Page 46, Section 1023. L. McKay stated she had reviewed Page 46-50 and found nothing to edit or correct. J. Rosenthal explained his thoughts on this section, where it was moved to within the regulations and how it has changed. Also, discussion on the difference between waivers and variances. Variances moved from section 1014 to Page 51. J. Rosenthal stated the variances are parallel to the State statutes. L. McKay wants to add a definition for Variances to the list of definitions. Setbacks on private streets/rights of way need to be addressed also. J. Rosenthal suggested they reduce the set back from the right of way in the case of private roads or rights of way. Discussion on the repercussions of the setbacks being less than 50 feet if the town is asked to take over a private road, the Town requires 50 feet. L. McKay stated it seems they are focusing on the lake area when it comes to the private roads and setbacks, maybe they need to have a set of regulations for the lake area. Further discussion on setbacks on private roads and rights of way. J. Rosenthal suggested he make a copy of the tax maps regarding the small lots, rights of way and private roads. Review of pre-existing non-conforming lots and whether are developable. J. Rosenthal stated he would make copies and send along to everyone for review for the next meeting.

Adjourn Meeting – 7:00pm

F. Johnson made a motion to adjourn at 7:00 pm. L. McKay seconded. All voted in favor. So voted.

Respectfully Submitted,

Allison Harvey, Recording Secretary

DRAFT