

**TOWN OF CASTLETON  
PLANNING COMMISSION MEETING  
MINUTES OF MAY 26, 2015  
TOWN OFFICES**

**MEMBERS PRESENT;** J. Bruno, S. Seguin, F. Giannini, J. Pintello

**MEMBERS NOT PRESENT:**

**OTHERS PRESENT:** E. Bove, Chairman RRPC

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

E. Bove stated that 6/8/15 was the deadline to close out the reports and the maps have been presented in draft form. He asked the Board what the new zoning name would be for the area.

J. Bruno replied that it should be Residential/Commercial R2A.

E. Bove asked to go over the uses for this zone.

J. Bruno replied that the changes that F. Giannini made to the zoning ordinance list is what should be used.

E. Bove felt that limiting the lot coverage would discourage business.

The Board felt that if someone wanted to increase the size they could come to the DRB for a variance. The Board discussed:

- Change in lot coverage to 25 % or 30%
- Leaving the setback at Village Commercial
- Front and Rear setbacks at 50' & 15' sides
- Landscaping and location not being part of zoning regulations
- Possibility of adding specific regulations for new zone

The Board requested that E. Bove write up zoning using F. Giannini's suggestions on changes to existing ordinances.

The name of the new zone has been agreed upon: RRC-2A " Rural Residential- Commercial – 2 Acre.

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

J. Biasuzzi was not present at meeting. He is asking the Board to rewrite Section #1018 Open Storage as to clarify it regarding business use.

J. Bruno stated that he did not want to get into this without J. Biasuzzi at the meeting. The Board will invite J. Biasuzzi to the meeting on 6/23/15.

**Page 2 - Planning Commission - May 26, 2015**

**MOTION:** S. Seguin made a motion to table this until the 6/23/15 meeting with J. Biasuzzi present. Seconded by F. Giannini. All in favor. Motion Carried.

**ADJOURN:**

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

DRAFT