

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF AUGUST 14, 2018
TOWN OFFICE**

MEMBERS PRESENT: J. Currie, J. Bruno, R. Franzoni, C. Smith

MEMBERS ABSENT: J. Pintello

OTHERS PRESENT: J. Rosenthal, Interim ZA

MEETING CALLED TO ORDER by J. Currie at 7:00pm. J. Currie opened the meeting by welcoming Jonas Rosenthal as the interim Zoning Administrator.

AGENDA FOR APPROVAL

MOTION: C. Smith made a motion to approve the agenda as written. R. Franzoni seconded. All in favor. Motion Carried.

MINUTES FOR APPROVAL

MOTION: C. Smith made a motion to approve the minutes from the July 24th meeting. R. Franzoni seconded. J. Currie corrected the term “condition of use” should be “conditional use” throughout the minutes. All in favor. Motion Carried.

TABLE OF USES

Furniture & Home Furnishings is in RR2A with conditional use, Rec Commercial, Village Commercial and Industrial. It was decided to take it out of Rec Commercial and add a condition of needing sewer for RR2A, Village Commercial, and Industrial.

It was discussed to take Upholstery out and consider it part of retail. J. Rosenthal stated in his experience, it's better to leave more in so there is less gray area.

Retail new and used is in industrial with a site review and in Rec Commercial with conditional use.

Wholesale & Storage is in industrial with site review. Discussion followed regarding adding Rec Commercial but was decided against.

Funeral Homes & Garden Centers is in 2A with no sewer requirement. Discussion followed regarding what the definition of “Garden Center” was intended to mean and what fell into that category. It was

discussed that the section 405 on page 21 states there is a minimum of 2 acres required. It was decided to be put in R2A with conditional use, Industrial with sewer, and left out of R5A.

Gift Shops, Antiques and Crafts is in R2A with conditional use and sewer, Rec Commercial with sewer, Village Commercial with sewer, and Industrial with sewer.

Glass sales is in R2A with conditional use and sewer, Village Commercial with sewer, and add it to Village Commercial with sewer.

Golf Courses were discussed and decided on taking it out of R2A and leaving in Rec Commercial. J. Rosenthal advised a section could be added to make a condition of minimum acres required. J. Currie stated she would create a new section.

Home Occupation is currently a permit in all sections except College Campus and Industrial and refers to section 403. J. Currie requested J. Rosenthal assist her in rewriting that section. J. Rosenthal stated he would and referred her to the Rutland Regional Planning Commission for assistance also and that Cottage Industry also needs to be rewritten.

Kennels are in R2A, R5A, and Village Commercial with sewer with a reference to section 406 which requires a minimum of five acres. J. Rosenthal suggested an increase to a minimum of ten acres because of dog noise to avoid neighbor disputes. J. Currie said she would change it.

Landscaping Services is in R2A, R5A, Village Commercial and added to Industrial, all requiring sewer.

Lumber Yards are in R2A requiring sewer with conditional use, Village Commercial with conditional use, and Industrial with conditional use. Requirement for sewer was added to Village Commercial.

Light Manufacturing is in R2A with sewer requirement and conditional use, Rec Commercial with conditional use, and added to village commercial with sewer and conditional use.

Mobile Home Parks are in R2A with conditional use and sewer requirement. Discussion followed regarding tiny houses and if they are considered "mobile homes". J. Currie stated that it needs to be discussed further regarding income affordable housing in the area.

Motels and Hotels is in R2A, Rec Commercial, and Village Commercial all with conditional use. Sewer requirement was added to all.

Municipal Offices need a permit in all areas and was added in Industrial.

Musical Instrument sales & service was removed and included in general retail.

Nursing Homes are in R40, R2A, both with conditional use referring to section 408. It was decided to add Village Commercial with a sewer requirement.

Office Buildings were decided to be revisited after a definition could be written for what it would include.

Office equipment sales and service was removed and included in general retail.

Other retail sales and services was removed and included in general retail.

Parks and municipal grounds are in R2A, R5A and Rec Commercial with conditional use and taken out of R20, R40, and Village Commercial.

Pet Shops are in R2A with a sewer requirement, a site plan review for Village Commercial and added to industrial with conditional use.

Planned Residential Development is conditional use under all. R2A and R5A were left as is. Sewer requirement was added to Rec Commercial, Village Commercial, R20, and R40 was taken out. It was discussed to add a line for Planned Unit Developments which would be one building with multiple units.

Plumbing repair is conditional use in R2A with a sewer requirement, Village Commercial with a site plan review with a sewer requirement added. Industrial was added with a site plan review.

Plumbing services was defined as a requiring a shop or separate building. It is in R2A with conditional use and sewer requirement, Village Commercial with sewer, and Industrial with sewer.

Pool Equipment and sales is in R2A with conditional use and sewer, Village commercial with site plan review requiring sewer, and Industrial with site plan review.

Post Office are in R2A with sewer requirement and conditional use, and Village commercial with conditional use and sewer requirement added.

OTHER BUSINESS

J. Rosenthal asked if the Planning Commission was aware of Municipal Planning Grants that are accepting applications until September 30th. J. Bruno stated they would be interested in an infrastructure grant. J. Rosenthal stated there was also one available for Town Plan implementation projects. He stated there would need to be a resolution from the Planning Commission that would then need to be approved by the Select Board. J. Currie stated she would like to see Castleton have a pool, sidewalks, bike paths, street lights, and an elevator and new handicap access for the library. J. Rosenthal stated it is a 20% match grant and that 10% is usually due up front with 10% being in kind. Discussion followed regarding sidewalk placement in the town and areas that need to be connected by sidewalks and bike paths.

ADJOURN

MOTION: R. Franzoni made a motion to adjourn the meeting at 8:24pm. J. Bruno seconded. All in favor. Motion Carried.