

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF FEBRUARY 27, 2018
Town Office**

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

MEMBER(S) ABSENT: J. Pintello

OTHERS PRESENT: W. Wood, J. Mark

Meeting was called to order by V. Chairman Bruno at 7:00 pm

AGENDA FOR APPROVAL

MOTION: J. Currie motioned to approve the Agenda presented. R. Franzoni seconded. All in favor. Motion carried.

ORGANIZATION - ELECTION OF BOARD CHAIRPERSON

J. Bruno nominated J. Currie Chairperson. C. Smith seconded. All in favor. Motion carried.

MOTION: J. Currie nominated J. Bruno for. V. Chairperson. C. Smith Seconded. All in favor. Motion Carried.

MOTION: J. Bruno nominated J. Pintello as Secretary. Seconded by C. Smith. All in favor. Motion Carried.

REVIEW OF TOWN PLAN UPDATES

J. Currie stated the Town Plan is complete. If the new members have any questions they can be addressed at the public hearing.

J. Bruno stated they needed to pick a date for the public hearing. The Planning Commission has one public hearing and the Select Board has two public hearings.

J. Currie stated the public hearing for the Planning Commission will be April 24, 2018.

ANY OTHER BUSINESS

B. Wood asked the Commission if there was any progress on the Village Destinations.

J. Currie replied there are 3 in the town and there are maps.

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W. Wood asked if they had increased the Castleton Village. E. Bove had suggested at a previous meeting to go for the most acreage as they could. The map B. Wood received only had Castleton Village at 80 acres.

J. Currie asked why he thought the Castleton Village should include more area.

W. Wood noted that there are two historic properties not included on the map that should be. The first one is the Cobbler shop and Fort Warren. He had prepared a map that includes 118 acres.

J. Currie asked the purpose for including these two properties in the Village Destination.

W. Wood replied it will be useful in the future to have them in there, especially if someone wanted to do something with those properties with the Village Destination.

J. Bruno asked what he was using for boundaries.

W. Wood said they were using the railroad tracks and following the property lines.

W. Wood stated that E. Bove said the State could cut back on the area.

J. Currie asked what jurisdiction the State had over the areas.

J. Bruno replied that E. Bove was talking about the new Hydeville Village Destination. E. Bove said that when we were outlining the area to make it as large as possible because they might cut back on it.

J. Bruno stated that the State could not cut back on the Castleton Village area as it has already been established.

J. Bruno stated he would like to talk to E. Bove about this, as they have spent a lot of time on it and do not want to delay it trying to get it to the public and passed.

J. Currie will scan the map and send it to E. Bove.

ORDINANCE

J. Currie stated she has been collecting notes on ordinance changes and updates. Continuing she stated that she spoke to Chief Mantello regarding some of the tools to help them do their jobs thru the ordinances. The Chief suggested areas to be worked with are underage drinking at the University and using a municipal ticketing system, this would be implemented by the Zoning Administrator.

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J. Currie explained that it would take away the Environmental Court issue, it would go to a Judicial Bureau, if the individual who is in violation fails to pay the ticket or argue it, it can be attached to the property. It is a little cleaner, faster than going to E. Court, which encumbers the Town and legal fees.

J. Bruno said that we did have something like that in our old ordinances.

J. Currie made a suggestion to redraft the table of uses.

J. Bruno stated we need to look at location uses also. There are allowed uses in Village Commercial which is ½ acre zoning that we do not allow in residential 1 or 2 acre zoning.

J. Bruno asked the members to go thru the table of uses and make suggestions and updates.

J. Mark asked if there could be a provision in the policies that permitted the DRB Chair to consult with the Select Board to make a temporary assignment of a new business to a particular table of uses. There should be a way to accommodate a new business that comes along that does not fit presently fit into the table of uses.

J. Currie asked if he had something in mind.

J. Mark replied that he thought J. Biasuzzi was going to send in some language to the Planning Commission.

J. Currie would like to try to assist people in opening businesses and not obstruct them.

J. Bruno states the Zoning Administrator does not seem to be consistent with his decisions as far as violations or fees.

J. Bruno requested that the Board make it very clear to the ZA that we do not have a fee for demolition. The ZA has told J. Bruno that his rational is that it is an alteration. He continued saying he had asked the ZA to give him a list of all the permits that had demolition charges. He was charging if a building was taken down and not put back up and if something was built on the same footprint. He noted that the reason there was discussion about citizens notifying the town either thru a permit process or just coming and letting the Town know about taking down a building was because of the small non-conforming lots around the Lake to protect the land owners. If you took down a building you could not move it, only build on the same footprint.

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J. Currie stated that she would like to find a way to streamline and help people who want to start a business in Castleton.

C. Smith stated that having a mentor program and/or website with a step by step process for starting a new business.

MINUTES FOR APPROVAL- NOVEMBER 14, 2017

MOTION: J. Bruno made a motion to approve the minutes of November 14, 2017. Seconded by C. Smith. All in favor. Motion Carried.

The next meeting on March 13, 2018.

ADJOURN

MOTION: C. Smith made a motion to adjourn. Seconded by J. Bruno. All in favor. Motion Carried.

Respectfully

V. Waldron

Date of Approval