

TOWN OF CASTLETON  
PLANNING COMMISSION  
MINUTES OF OCTOBER 23,2018  
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 7:01pm.

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.

MOTIO: J. Bruno made a motion to amend the agenda by adding a review of a subdivision for S. Welch.  
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 B. Franzoni.

B. Franzoni noted that he had just received the minutes and would like a chance to review them.

MOTION: J. Bruno made a motion to table the approval of the minutes of Sept. 25, 2018 until the next meeting. Seconded by B. Franzoni. All in favor. Motion Carried.

SUBDIVISION – S. Welch

J. Rosenthal informed the members that S. Welch had come in for a permit for a subdivision and he brought it to the attention of the DRB. J. Rosenthal was told that subdivisions go thru the Planning Commission.

S. Welch is subdividing his property on old RT 4 A into 3 lots. The total size of the property is “give or take 60 acres.”

J. Currie asked if there was a private well and septic.

S. Welch replied that there was and he has applied to the State for all the proper permits and is waiting for a response.

J. Bruno asked if the abutting neighbors had been notified.

J. Rosenthal replied that he had not notified them.

S. Welch replied that he had talked to one of his neighbors about it and the neighbor had no issues.

J. Rosenthal will notify the two neighbors affected by mail.

J. Bruno asked what the zoning was in that area.

R. Rosenthal replied that it is R2.

MOTION: J. Bruno made a motion to approve the subdivision for S. Welch contingent upon abutting neighbors' notification within the 15 day waiting period and the mylar survey map certification by the surveyor found and recorded by the Town Clerk. Seconded by B. Franzoni.

#### DISCUSSION: COMMENCE REVIEW OF ZONING SECTIONS

J. Rosenthal stated that he had met with E. Bove regarding the current zoning ordinances that the town is operating under.

E. Bove informed J. Rosenthal that the 2013 zoning ordinance was never adopted and the town has been operating under the 2011 ordinances.

J. Rosenthal stated that E. Bove suggested creating a Table of Uses that consisted of 4 categories; agriculture, residences, light manufacturing and retail.

J. Rosenthal will contact the town of Brandon, as their zoning does have 4-5 categories and see how it looks for them.

J. Currie informed the members that the RRPC has adopted the new Town Plan for the Town of Castleton.

E. Bove did note that the town needs a certified energy plan.

J. Currie will research Bensons and Sudbury's energy plans and bring the information back to the members.

E. Bove suggested deleting the term "office building" and only using "professional building".

J. Currie noted that the town could still have restrictions such as; no living spaces on the first floor, etc.

J. Currie noted that there needs to be clear and defined language in the new zoning ordinances, especially for areas like "open storage".

J. Currie will also investigate Benson's and Sudbury's zoning language for solar and wind arrays.

J. Currie stated that J. Rosenthal will continue to work on village designations.

J. Currie stated that the members should consider eliminating the "parking spots vs # of patrons" in zoning.

J. Currie will get in contact with the State Fire Marshall to get details on how this would affect new and existing businesses in terms of the number of patrons allowed.

B. Franzoni noted that you could designate Main Street and possible other areas as "open parking".

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ADJOURN: J. Bruno made a motion to adjourn at 8:05pm. Seconded by B. Franzoni. All in favor.  
Motion Carried.