

TOWN OF CASTLETON
PLANNING COMMISSION
MINUTES OF NOVEMBER 13.2018
CASTLETON TOWN OFFICE

MEMBERS PRESENT: J. Currie, B. Franzoni, J. Pintello

MEMBERS ABSENT: J. Bruno

OTHERS PRESENT: J. Rosenthal, ZA; see attached list

MEETING CALLED TO ORDER BY J. Currie at 7:07PM

REVIEW AND AMEND OR APPROVE AGENDA:

MOTION: B. Franzoni made a motion to approve the agenda. Seconded by J. Currie. All in favor.
Motion carries.

MINUTES FOR APPROVAL:

J. Currie noted that the minutes could not be approved as there was not a quorum. The approval of the minutes of Oct. 23, 2018 will be tabled until the next meeting.

DISCUSSION: COMMENCE REVIEW OF ZONING SECTIONS

J. Currie noted that J. Rosenthal and herself are researching the zoning regulations in Brandon and Wallingford.

J. Rosenthal stated he has been reviewing the Table of Uses. There was a joint meeting with the DRB and Planning Commission and the RRPC. One issue that was brought up was what if a use comes up that does not fit into the Table of Uses. E. Bove cited 2 towns that have simplified their Table of Uses are Brandon and Wallingford.

J. Rosenthal made copies of their zoning and Table of Uses for the members to use as a guide. He explained that have districts broken down and within the districts are the conditional uses, prohibited uses etc. Then there are descriptions of the uses. They have come up with general descriptions, so if something comes up that does not "fit" into the Table of Uses, they look to the descriptions to see if it fits that way.

J. Currie noted that the Table of Uses looks very exposed.

J. Currie used the CBD example (Central Business District), stating that that would correspond possible to our Village Designations.

J. Rosenthal stated he felt a "lake shore" district should be considered in our zoning ordinances.

B. Franzoni stated that it looks a lot easier for someone who is looking to open business in town.

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J. Currie would like to bring the DRB in for the conversation regarding “undo adverse effect vs what is not” as they will be the Board making the decisions.

B. Franzoni suggested a workshop with the DRB to work on a new Table of Uses and descriptions.

J. Rosenthal noted that they all need to really see how the Table of Uses work for Brandon and Wallingford.

J. Currie needs time to read through all the zoning of Brandon and Wallingford.

J. Currie will look at some court documents in regards to zoning in Environmental Court.

ADJOURN: J. Pintello made a motion to adjourn at 7:45pm. Seconded by B. Franzoni. All in favor. Motion Carried.