

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF AUGUST 28, 2018
TOWN OFFICE**

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

MEMBERS ABSENT: J. Pintello, C. Smith

OTHERS PRESENT: J. Rosenthal, Interim ZA

MEETING CALLED TO ORDER by J. Currie at 7:00pm.

AGENDA FOR APPROVAL

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

MINUTES FOR APPROVAL

MOTION: J. Bruno made a motion to approve the minutes from the August 14th meeting. R. Franzoni seconded. All in favor. Motion Carried.

TABLE OF USES

Professional Office is in R2A with conditional use, and in Village Commercial with a site visit with a sewer requirement added.

Professional Residential Office has a site review in R20, R40, R2A, Recreational Commercial, and Village Commercial with a sewer requirement added to the latter.

Propane Distribution is conditional use in Industrial and was added with conditional use to Village Commercial with a sewer requirement.

Quarry removal, sand and topsoil will be revisited after Section 404 is reviewed with RRPC and rewritten to be more concise. J. Potter asked about the times of operation in Section 404 being 6:00am-7:00pm and suggested they be changed to coincide with the Town noise ordinance of 7:00am-7:00pm. J. Currie stated she will review it.

Real Estate has conditional use in R2A and site plan review in Village Commercial. Sewer requirement was added to Village Commercial and R40 was added with conditional use. J. Mark asked for a definition of Professional Residential Office and suggested language be changed in the sections to clarify.

Recreation Areas Private Indoor and Outdoor has conditional use in R40, R2A, 5A, College Campus, Recreation Commercial, and Village Commercial with reference to Section 409. J. Bruno suggested reviewing the verbiage in Section 409 as there are conflicting uses. J. Currie asked J. Rosenthal to assist her in rewriting the sections that need attention.

Recycling Stations have conditional use in R2A, Village Commercial, and Industrial and are municipal only. The Transfer Station is in R2A now so it was left as is.

Residential Accessory Buildings are permitted in all zones with a reference to Section 1016. J. Bruno clarified there is a maximum of three detached accessory buildings allowed. J. Rosenthal discussed a permit application he is reviewing that through the state should be exempt from zoning fees citing agricultural uses, but under the town's zoning exemptions there is no exemption for agriculture. He suggested a section be added to include that exemption.

Residential Accessory Apartments are permitted everywhere except College Campus and Industrial. J. Rosenthal asked for clarification on the setback for Recreation Commercial. J. Currie stated Accessory Apartments and setbacks would need to be revisited to clarify.

Residential Group Home has conditional use in R2A and R5A with reference to Section 410. J. Bruno suggested that according to Section 410, R40 should also be added with conditional use.

Residential One Family Home is permitted in R20, R40, R2A, R5A, Recreation Commercial, and Village Commercial.

Residential Two-Family Homes are the same as one family.

Residential Multiple Family Homes, which were defined as having three or more families residing within, have conditional use in R2A, Recreation commercial, and Village Commercial with a sewer requirement added to the latter. J. Currie expressed concern with historic houses especially on Main Street being divided into apartments. J. Mark and J. Bruno agreed that that has already happened to many of the houses and it would be hard to go back on now. J. Currie stated it would need to be revisited.

Restaurants have conditional use in R2A with a sewer requirement, Recreation Commercial, Village Commercial with a sewer requirement added, and College Campus was added with conditional use and sewer requirement.

Retail Sales has conditional use in R2A with a sewer requirement and Site plan review in Village Commercial with a sewer requirement added. Industrial was added with a site plan review and R40 was added with conditional use. J. Currie stated she would also like to revisit this section.

Schools have conditional use in R2A and College Campus. Village Commercial was added with conditional use and sewer requirement, as was Industrial with a site plan review.

OTHER BUSINESS

J. Mark discussed with the Planning Commission the difficulties that the inconsistencies in the Table of Uses presents to the DRB when they are making decisions. He presented a few examples, such as prospective businesses not being listed in the Table of Uses because they had not been thought of at the time the Table was created and suggested there be a protocol for when something is presented to the DRB that is not included in the Table of Uses where the DRB and Planning Commission could come together to approve a permit and add the use to the table. J. Bruno asked if the DRB would be interested in having a joint meeting to discuss some of the issues J. Mark had presented. J. Mark stated the DRB would be willing to have a joint meeting. J. Currie stated she would warn a public joint meeting.

J. Potter stated that back in April she had asked the Planning Commission for a copy of the services in the Town Plan and had not yet received it. J. Currie stated the Town Manager should have a copy and referred J. Potter to speak with him.

EXECUTIVE SESSION

MOTION: J. Bruno made a motion to enter Executive Session for Personnel 1 VSA Section 313(3)(a)(3) at 8:01pm to include the interim ZA and the Planning Commission. R. Franzoni seconded. All in favor. Motion Carried.