

TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JULY 24, 2018
TOWN OFFICE

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

MEMBERS ABSENT: C. Smith, J. Pintello

OTHERS PRESENT: K. Lenz, B. Laughlin

MEETING CALLED TO ORDER by J. Currie at 7:05pm.

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: R. Franzoni made a motion to approve the minutes from the July 10th meeting. J. Bruno seconded. J. Currie corrected on the first and second page that "Kuele Sparks" should be "Khele Sparks". All in favor. Motion Carried.

DISCUSSION

K. Lenz stated he was present to see what the planned zoning changes were going to be. He presented an issue he is having with his neighbor running a business in a residential zone without a proper permit. J. Bruno directed him to speak with the Town Manager as there is currently no ZA. He stated the Planning Commission cannot overturn the ZA's findings. K. Lenz was encouraged to attend the upcoming Select Board meeting regarding the new Town Plan to find out more about what direction the town is headed. J. Currie stated she has updated the new Town Plan with all of the updated info she had received from residents who had presented it. She stated that after reviewing B. Wood's suggestions, she found them to not be possible to implement as many of them were asking for forecasted statistics and she can only go by current statistics but expressed her gratitude for the time and effort he has put into the process. She stated she and C. Smith had worked earlier in the day on updated the graphs and ensuring the narratives matched the info the graphs presented. She also made sure the Lake Champlain Basin line was put in. She also made the changes that R. Combs had presented to her. She reiterated that this will be a living document and can be amended should any changes occur.

She asked for advice on how to add the Watersource Protection Plans that J. Thomas had presented he would like to see put in the new Town Plan. J. Bruno said the plans have been in place for years and to add a paragraph in the Water Source category stating they were in place. J. Currie stated she would try to get it put in before Thursday's meeting but if not, it would be amended to add the plans. K. Lenz asked if anything was going to be done to use Dewey Field as he never sees anyone using it. J. Bruno stated nothing can be done there because of the Watersource Protection Plans; nothing can be done within 500 feet of the well. R. Franzoni stated he had no other changes to make to the Town Plan.

TABLE OF USES

It was found through discussion that the most current version of the Table of Uses excluded a line for Camp, Cabin, Secondary, and Seasonal Homes. J. Bruno stated he would like it put back in. J. Currie said she would add it above the Churches, Temples, etc. line. J. Bruno stated he would like it to be in R40, RR2A, RR5A, and Industrial with a Condition of Use. He stated that to qualify for this category, the building must be occupied less than 180 days annually and that all zoning must still be followed around the lake. R. Franzoni clarified that it would need to stay in the same footprint. J. Bruno said it could be nonconforming, but not less conforming than the previous structure. J. Currie asked if the island was subject to town zoning. J. Bruno said he wasn't sure but that they were both listed as RR2A. J. Currie asked if all were in favor of the way it was currently written which included Village Commercial. J. Bruno said he doesn't see why anyone would need a camp in Village Commercial and that it should be taken out but the rest are fine. J. Currie noted the change.

J. Currie wanted clarification on what the "etc." meant in Churches, Temples, Etc. J. Bruno stated he believe it meant any kind of religious structure. J. Currie stated that currently it is in R2A and Village Commercial. After discussion it was decided to leave it listed as is.

J. Currie stated that Communication Towers were currently listed in RR2A, RR5A, and Village Commercial. J. Bruno stated it would have to be reviewed and as of now it is listed under Condition of Use. J. Currie said she didn't think solar panels should be listed in this category since they have their own category which are allowed in every zone. It was decided to leave the Communication Tower line as is for now.

J. Currie stated that Convenience Stores/Grocery Stores with no gas are currently in RR2A, RC with a site plan review, and Village Commercial with an asterisk that it would require sewer. R. Franzoni suggested Industrial should be added. J. Bruno stated it should be added with a site plan review.

J. Currie stated that the Cottage Industry is currently listed with a site plan review in every zone except Industrial which is listed with Condition of Use. She stated Cottage Industry applies to a residential dwelling not using more than 50% of the residence. R. Franzoni asked if it was different than Home Occupation. J. Currie said she would do some research to find out what the difference is because right now they are conflicting.

R. Franzoni asked why Daycare Facility was not included in Industrial. J. Currie had no problem adding it. R. Franzoni said it should be listed with a Condition of Use to ensure safety.

J. Currie stated Electric Supply & Wholesale is currently in RR2A, RC, Village Commercial, and Industrial. RR2A has an asterisk requiring sewer. J. Bruno stated RC is only around the lake and should be crossed out and add R20 with a Condition of Use and an asterisk requiring sewer.

J. Currie asked why Fabric Retail and Flooring Retail were not just included in Retail. She stated she was crossing them out and including them with General Retail.

Fire Station was left as is.

Installation of Carpet, Tile and Linoleum were also rolled in with General Retail.

Forestry was left as is with all zones requiring a permit.

Funeral Home & Garden Center is currently R40, RR2A and Village Commercial. J. Bruno said it was conflicting to leave it in R40 and that should be removed. J. Currie said she would change it to reflect R2A and Village Commercial and reference section 405 for clarification. She also stated she would cross out Garden Center and include that in General Retail.

It was decided to pick up at Home Furnishings at the next meeting.

No other business.

EXECUTIVE SESSION – PERSONNEL 1 VSA SECTION 313 (3) (a) (3)

MOTION: J. Bruno made a motion to enter Executive Session for Personnel at 8:10pm. R. Franzoni seconded. All in favor. Motion Carried.

MEETING ADJOURNED

Respectfully,

Darcy Van Noordt

Date of approval: _____