

**TOWN OF CASTLETON  
PLANNING COMMISSION MEETING  
MINUTES OF SEPTEMBER 25, 2018  
TOWN OFFICE**

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

**MEMBERS ABSENT:** J. Pintello

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

**MEETING CALLED TO ORDER** by J. Currie at 7:02pm.

**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 of September 11<sup>th</sup> as written. R. Franzoni seconded. All in favor. Motion Carried.

**UPDATE ON MUNICIPAL PLANNING GRANT & VILLAGE DESIGNATIONS**

J. Currie reviewed the discussion had at the Select Board meeting regarding the meeting on October 1<sup>st</sup> to begin reviewing the Village Designations. Discussion occurred regarding which designation should be focused on first.

J. Currie distributed an article from the NY Times about Lancaster, PA which rebuilt itself from the inside out. She feels this is a good template for Castleton on a smaller scale.

R2A uses were discussed among members with varying ideas on what uses should be allowed in that zoning district. R. Franzoni suggested allowing certain businesses with conditional uses. He feels that would give each prospective business the opportunity to be reviewed by the DRB to ensure it would be a good fit for the area it is proposed in. J. Bruno stated he would like to see the zoning ordinances be enforced more consistently than they were with the previous ZA.

J. Rosenthal reviewed a zoning violation letter and permit he received that he wanted some advisement on. J. Currie inquired how J. Rosenthal would prefer to receive future zoning violation complaints from residents. He stated he would prefer them in writing, but if someone refuses to put it in writing he

would still accept it and write his own notes on the complaint after gathering all of the information from the complainant.

## **TABLE OF USES**

Wood manufacturing and Woodworking Shop definitions were discussed but still need to be finalized. The reference in the Table of Uses (Section 414) was found to list technological structures with no mention of Wood manufacturing or woodworking shop. This error will be corrected.

J. Currie read aloud, starting on page 5, Articles 1 and 2. There was discussion regarding the possibility of adding another zoning district around the lake, or splitting the current RC zone around the lake and on Blissville/Rice Willis Rd into two separate districts to open more possibilities for the Blissville area but restrict what goes in around the lake.

There was discussion regarding finding a way to ensure residents of the Town know that if they are planning to make any changes to their property, they must first check with the Zoning Administrator to ensure they are following the Zoning Ordinances. J. Rosenthal suggested adding something to the tax bills to get the word to all residents.

R. Franzoni discussed his concern with affordable housing and subdivisions. Planned Residential Development was discussed as it is already in the Table of Uses. Concerns were raised regarding allowing PRD's in the RC zoning district which is around the lake. J. Rosenthal suggested restricting to have only one story.

J. Rosenthal stated he would talk to Ed Bove at RRPC about attending one Planning Commission meeting a month to help clarify some of these questions that keep coming up.

Wellhead Protection Plans were discussed and were found to have an old map that needs updating. J. Rosenthal stated he would ask E. Bove for an updated one.

J. Currie read BR-40 aloud. The R2A section was decided it sounded like only residential building were allowed so the word "commercial" was also added. RC was decided the language should be reviewed. All other zoning district definitions were reviewed and found to be satisfactory.

J. Currie asked if letters had gone out to the individuals who had applied for the Zoning Administrator position to alert them the position had been filled. J. Rosenthal stated he would ask Karen.

## **ADJOURN**

**MOTION:** J. Bruno made a motion to adjourn at 8:25pm. R. Franzoni seconded. All in favor. Motion Carried.