

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JANUARY 12, 2016
TOWN OFFICES**

MEMBERS PRESENT; J. Bruno, F. Giannini, S. Seguin, B. Longtin

MEMBER ABSENT: J. Pintello

Meeting called to order at 7:00pm by J. Bruno.

CONTINUING DISCUSSION- REVIEW PUBLIC COMMENTS ON RTE. 30 N. CORRIDOR

J. Bruno commented that the Planning Commission was putting the zoning issue to rest for now. Most of the land owners that attended the informational meeting were against the zoning issue.

F. Giannini commented that Drake Rd was only considered as it created a natural boundary line so that affected properties would not have to have their property lines changed. The Rte. 30 corridor was the only area that would be affected, not Drake Rd. The Planning Commission took this project on as to provide some tax relief to the citizens of Castleton.

M. Bernard asked if this issue was going to come to a vote. J. Bruno stated that it would not be coming to a vote.

OTHER BUSINESS

SUGGESTED ZONING CHANGES DISCUSSION – J. BIASUZZI, ZA

J. Biasuzzi presented to the Commission some zoning changes that the Town and Commission need to move forward:

- Open Storage Sec. 1018, the present format severely restricts businesses from open storage
- New VT requirements to local zoning include Shoreline protection, access to State Rds. and Flood Zone review.
- The setback and screening of energy generation facilities
- Standards for a Planned Residential Development
- Regulating Street Sales
- Allowing boat slips as an accepted parking space
- Time limits for a discontinued use
- Demolition of structures
- Accessory structures prior to residential construction
- Lot line adjustments

F. Giannini noted that many businesses are “grandfathered in” along Rte. 30.

J. Biasuzzi stated that he would like a paragraph for each residential and commercial “open storage”.

M. Bernard asked if the changes made to the working of Sec. 1018 would increase the level of enforcement.

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J. Bruno stated that it would allow more commercial businesses into town, but they would have to obtain a permit.

J. Biasuzzi stated that car dealerships have some exclusion by the Dept. of Transportation.

J. Biasuzzi also commented the language for "accessory storage" needs to be clarified; metal, fabric, temporary vs permanent.

J. Biasuzzi stated that on page 66 there is a list of exemptions for permits. There is nothing in zoning that exempts ramps from permits.

J. Bruno stated that there is a situation in town where a forester is cutting fire wood on his own property and the ZA believes he is in violation under the rules. He looked up definitions of agriculture...."preparation of man's use and disposal", which states that a person can cut and prepare their own firewood on their property.

J. Bruno mentioned a case: Miller vs Dickson- Black Law -7th addition.

J. Biasuzzi states he has asked this question to the Sec. of the Dept. of Agriculture and has not received a response yet. They also referred him to Forest and Parks and they have not gotten back to him either. He has also gone to VLCT and is awaiting an answer, as there are not precedents set for this situation.

J. Bruno asked if there has been a violation issued. J. Biasuzzi stated that there is a potential for one depending on the definition that the ZA believes applies here, the decision of the ZA can be appealed to the Development Review Board and then appealed to the Vt. Environmental Court.

D. Harvey stated that the entire product is his product. The wood is on his property. He uses agricultural equipment such as chainsaw and a wood splitter.

A. Harvey states that he is losing income as he is being considerate of the neighbor.

MOTION: F. Giannini made a motion to accept the minutes of the Dec. 17, 2015 meeting. Seconded by B. Longtin. All in favor. Motion Carried.

MOTION: F. Giannini made a motion to adjourn the meeting at 8:15pm. Seconded by B. Longtin. All in favor. Motion Carried.

Respectfully,

V. Waldron

Date of Approval _____