

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF JANUARY 26, 2016
TOWN OFFICES**

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

MEMBER(S) ABSENT: J. Pintello

OTHERS PRESENT: E. Bove

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

DISCUSSION – RTE. 30 NORTH CHANGES- E. BOVE

J. Bruno updated E. Bove on the informational meeting held with citizens of Rte. 30 and Drake Rd.

S. Seguin states that the original intention of the Commission was not accepted by the community. He was not sure that the citizens really looked over and read what was being proposed.

S. Seguin stated that the uses we are talking about putting in are already allowed in that area, we are just adding conditional uses to make the permitting process a little bit easier.

J. Bruno stated that using Drake Rd as a boundary was a mistake, and will not be considered in the future plan.

E. Bove stated that we need to work on the Village Destinations. The town plan needs to be updated. Act 59, instituted in 2014 states that the town plan needs to reference the Village destinations and show them on a map. Also, a flood resilience element and an implementation part. E. Bove he stated he can work on these issues and create a new map.

J. Bruno stated that our town plan has too much in it. E. Bove agreed.

F. Giannini stated that E. Bove could work thru the Town Plan and then bring it back to the Commission and asked what was included in flood resilience.

E. Bove stated it included storm water management, development close to river banks in a flood hazard area, protecting high forests.

J. Bruno stated that the Commission will have a work meeting for the town plan. He will notify E. Bove if there will be a meeting on Feb. 23, 2016.

The Commission asked E. Bove for the definitions of manufacturing, agricultural and forestry.

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S. Seguin read a definition that J. Hale wrote up and would like the Commission to adapt for light manufacturing.

E. Bove stated that zoning is supposed to be a tool for development not something to regulate occupancy and use. It should be more about form and placement of buildings and how to create community growth.

The members discussed the definitions of agriculture and forestry with E. Bove.

J. Bruno stated where the location of the property is that the complaint is about is at the corner of Float Bridge Rd and Rte. 30 North.

J. Bruno stated that the owner now has to move his working road due to J. Hale calling and complaining to the State.

DISCUSSION-ZONING UPDATES PER REQUEST FOR ZONING ADMINISTRATOR

J. Bruno suggested making some changes to the R2A zoning so that the language of light manufacturing is clear.

OTHER BUSINESS; W. RUTLAND TOWN PLAN UPDATE

W. Rutland's town plan was handed out to the members. The members will read thru this to help with Castleton's town plan.

MINUTES FOR APPROVAL

MOTION: F. Giannini made a motion to accept the minutes of the January 12, 2016 meeting with changes. S. Seguin not attended. Seconded by B. Longtin. All in favor. Motion Carried.

ADJOURNMENT

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

Respectfully submitted

V. Waldron

Date of Approval _____