

**TOWN OF CASTLETON
PLANNING COMMISSION MEETING
MINUTES OF NOVEMBER 24, 2015
TOWN OFFICES**

MEMBERS PRESENT; J. Bruno, J. Pintello, F. Giannini

MEMBERS LATE: S. Seguin - 7:20pm

OTHERS PRESENT: E. Bove, Chairman RRPC

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

RTE. 30 N CORRIDOR-LOT COVERAGE; SETBACKS DISCUSSIONS

E. Bove stated that there were three issues that needed to be discussed

- Zoning update
- Village center destination
- Town Plan

E. Bove stated that the Commission needed to come up with a front setback. He suggested a 100 front setback to get the rural look that the Commission had discussed.

J. Bruno stated that this setback would possibly deter some companies as many lots are not deep enough to allow a 100ft front setback.

J. Pintello suggested a 70ft front setback and decrease the back setback from 40ft to 30ft.

J. Hale commented that the 100ft setback would keep the rural look that the Commission had discussed.

The Commission agreed to a 50ft front setback.

J. Bruno stated that these changes would have to go thru a public hearing and then the Select Board. He stated that he would not be voting on this issue when it came in front of the Select Board as he has property on Rt. 30.

J. Bruno also commented that J. Hale had attended meetings and commented on this project many times and should recuse himself from voting when it came up with the Select Board.

S. Seguin also commented that R. Spaulding also had property that would be affected and should not vote when it came up to the Select Board.

J. Hale stated that he would be voting as a Select Board member.

J. Bruno stated that he was going to have all the affected land owners sent letters regarding the public hearing.

E. Bove asked the Commission which wording they preferred for "surface paving" and will be adding "commercial applications" to the choice of using sentence #2.

They will also delete the number of curb cuts.

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E. Bove asked for clarification on “building materials”. The Commission agreed to delete “metal” as a building material.

E. Bove asked for clarification on ‘building siting’. The Commission agreed to change “facing Rt. 30 to facing the road”.

SET POSSIBLE DATE FOR INFORMATIONAL HEARING ON ZONE CHANGE

E. Bove stated that the Commission could do both a Zone change and Town plan on the same date.

J. Bruno stated it should be kept simple and only do one at a time.

J. Hale suggested a date of 12/10/15.

S. Seguin suggested 12/17/15.

E. Bove replied that would give him more time to finish maps and make the suggested changes to the Zone plan, and J. Biasuzi would have to “warn” the hearing etc.

J. Bruno stated that the public hearing would be 12/17/15 at 7:00 pm at the Fire House, unless E. Bove and J. Biasuzi were not able to complete everything they needed to do.

E. Bove passed out maps of the old village center and told the group to go over them and make any needed changes and it will be discussed at the next meeting.

E. Bove stated that the RRPC would work on the issues needed to complete the Town Plan: Flood resilience and update all the data figures.

The Town plan will be completed first and the Village Destination plan.

J. Bruno informed the Commission that J. Hale presented a noise ordinance to the Select Board.

OLD BUSINESS:

The Commission agreed that no action should be taken on the outside storage issue.

There should just be enforcement of the zoning that is in place at this time.

MINUTES OF APPROVAL

MOTION: F. Giannini made a motion to approve the minutes of June 23, 2015. Seconded by S. Seguin. All in favor. Motion Carried.

ADJOURN:

MOTION: S. Seguin made a motion to adjourn the meeting. Seconded by J. Pintello. Motion Carried.

Respectfully

V. Waldron

Date of Approval _____

Recorder