

## Cabot Planning Commission Minutes

August 1, 2013

6:00 pm Willy Building

### 1. Working session with consultant on zoning revisions

Administrative functions of zoning administrator were discussed, most areas are described by statute, certificate of occupancy was discussed and it was felt that it should be called a certificate of substantial completion, the state in which a residence was habitable, with driveway, water septic etcetera. Needing to defining the definition and requirements was discussed

Review of revised zoning districts and setbacks for all districts were discussed, more consistency in how we define setbacks and measure for them, it was felt center of the road is a more descriptive term than edge of right of way, Some of the setbacks should be reviewed closed to be more consistent with current regulations in certain areas, it was felt reducing some of the setbacks too far could cause overbuilding of certain areas.

Everyone agreed that the expanded conservation district and the addition of the industrial district worked well to focus development, some discussion was had as to limiting minimum construction heights to two stories and upper floor level at 30' should be discussed again after some review.

A discussion on the public forum was had it was decided that notification of upcoming meetings would be sent and a public meeting set for September? Discussion at first meeting should be to review new district standards.

### 2. Approve previous minutes

Not discussed item skipped

### 3. Headwaters Farm, Site Plan Review roles for follow-up (Headwaters Rhapsody)

A discussion on how to review conditions imposed on properties receiving site plan approval was discussed. This should be considered in new regulations.

A discussion was had as to the steps to be taken by Rhapsody as they are planning an expansion and are reconfiguring the work area. A temporary work trailer is on site. After review it was felt that Mr. Welters should apply for a permit to amend his site plan review and conditional use application indicating the temporary storage required for the process.

4. Traffic study main street improvements, hazard mitigation project and village planning

The park and ride proposal was discussed, it was felt that improving the lot with state money would be agreeable if the application was approved barring not preventing future projects down the road, if possible allowing for bike storage and racks.

5. New business

n/a

6. Next meeting scheduled August 15<sup>st</sup> 5:30 pm

Meeting adjourned 9:37

Submitted by Karen Deasy 8/15/2013