

# Cabot Planning Commission Agenda

August 15, 2013

Scheduled 5:30 pm Willy Building, meeting called to order at 6:25 pm

## 1. Headwaters Farm, Site Plan Review

Gwen presented that the site plan has not altered with respect to the house lots, and that there was an error in the declarations that had been filed, they will be filing amended declarations as the intent for the house size was always to be 1,800 sf with an allowance for increasing the footprint with the inclusion of a home office. The conservation land is intended to be agricultural in use and the installation of the greenhouse will further this. It will be sited next to the community gardens.

The council has submitted findings regarding the allowance of the conservation land for this use. The revised declarations were discussed Gwen indicated the changes to the revised document.

Lars questioned if the Fire department was notified of the impending changes,

Frank questioned the issues, and need, Gwen will be filing a revised site plan and amended conditions

It was decided the fire department will receive notification of the changes.

Alterations to the initial application are amended conditions and the greenhouse located within the existing conservation land.

Lars made the motion to approve the revised site plan, seconded

Vote called in favor 3 opposed 0, motion carried. Gwen will file revised documents with the town, prior conditions are still in effect, amended findings will be issued.

## 2. Working session with consultant on zoning revisions

The upcoming work session for the new zoning districts was discussed, the content of what to be covered and how much to present was discussed, a more interactive format is preferred with the content limited to the changes to the zoning districts.

Questions to bring up include the requirement for multi storied buildings in the village and community planning.

Workshop will start at 7:00 pm snacks were discussed, and use of informational flyers.

Review section 4 roles and procedures, discussion if items should be listed as questions, and if procedures should be listed with the process action or separated. Subdivision sections reviewed, minor major subdivision process very similar, checklists should be created and included for clarity.

3. New business

Handed out info on CVRPC meeting, other business tabled, meeting adjourned 9:30 pm

4. Next meeting scheduled August 26<sup>st</sup> 6 pm

Submitted by Karen Deasy 8/19/2013