

Cabot Planning Commission Public Comments Questions

September 19, 2013

7:00 pm Willy Building - Public meeting began 7:00pm

1. Questions and areas of public comment

Question regarding transfer of uses from one property owner to another, property conditional uses transfer from owner to owner and run with the parcel, Changes to conditional use applications may be amended. Also a concern on transferring property to a child or relative and what the process would be. As Cabot doesn't currently have subdivision regulations we are looking at allowing subdivision if the initial parcel is over 16 acres in the rural area.

Question regarding planning process and DRB, it was discussed that this will stream line process

Clearer guidance in how setbacks are measured. Making regulations more user friendly.

Question and discussion on the extents of the village zone, would this be an appropriate growth area being south of the creamery even without the usage of community utilities, expansion of this zone possibly should include extents of water sewer area and possible expanse of main village lower village and traditional settlement pattern,

Question regarding subdivision of land, Cabot will have review of subdivisions

Questions regarding industrial wind and the use of renewable energy resources what requires permitting, anything that is net metered is regulated by the PSB and is not zoned locally, the only projects which require town zoning are off grid applications. Town plan language needs to be reviewed for inclusion of language to discourage industrial wind development. The legislature is looking at this issue, currently decisions are made by the PSB using the town plan language.

Question regarding the industrial zone for the creamery, it was good that the zone will exclude residential, the concern would be future expansion or increase in use of the current parcel, standards for lighting noise were discussed. Lot coverage indicated to be 50% for this zone will calculate current lot coverage. Discussion that future development would have to comply with standards.

Question and discussion on the conservation zones including to allow controlled development for recreational purposes.

Question regarding the traffic flow from the industrial zone and noise lighting. Planning and improvements to infrastructure are issues that will need to be addressed. Placing houses and structures closer to the road tends to deter speeding traffic standards for development are also being reviewed as to requirements.

Question regarding the expansion of the shore land area and future development in the shoreline district the planning commission will be in touch with Danville (representative present) and Walden re Joe's pond development. Question on the developed shore land district, does it match with how our neighbors zone

2. Next meeting date, October 3, 2013 5:30 site inspection Welter's

Submitted by Karen Deasy 9/23/2013