

# Cabot Planning Commission Meeting Minutes

October 3 2013

5:30 pm Site visit Meet at Rhapsody 752 Danville Hill Rd

## 1. Site visit Rhapsody Natural Foods

Site visit was held on 10/3/2013 for members to walk around and inspect tree lines site lines and borders with adjacent properties. The scope of the project was reviewed on site before returning to the Willey Building for discussion and the site plan review.

Members in Attendance:

Gary Gulka, Chair

Frank Kampf

Lars Torres

Chuck Marion

The Welters were the present members of the community, no other attendees.

6:00 pm upper meeting room Willey Building Meeting called to order 6:03

## 2. Rhapsody Natural Foods site plan review

Site plan criteria were reviewed in order:

Written Testimony from Mr. Goodwin was presented to the board for the record.

1 Adequacy of parking traffic access and circulation for pedestrians and vehicles.

It was questioned as to if the Fire Department had been notified of the revisions and consulted, it was suggested that the Fire Department receive a chance to comment on the proposed changes. There was concern regarding the access of large trucks and Vehicles, Mr. Welters stated that they lost 10' of culvert after the spring flooding in 2011 as the culvert washed out twice during those storms and a reduced width was suggested to help maintain water flow. It was suggested to Mr. Welters that a follow up be held to allow for an increase in length for the culvert or possibly shifting to allow for better access for larger trucks so they would not have to parking the road for loading unloading. Mr. Welters stated that offloading on Danville Hill road is hazardous as the trucks tilt and heavy loads lean. Findings it was felt that there existed adequate parking on site and the change in the loading dock would help improve truck traffic in the area, following up with the Fire Department, and Road Commissioner are recommended by the board and are directed.

Landscaping and screening,

The previous landscape plan was reviewed Mr. Welters pointed out where portions of the existing plan had changed and areas of landscape development that will continue as the project continues including additional gardens. The current screening along the common drive between Welters and Goodwin appeared to be maintained as described and adequate, Mr. Welters asked if it would be considered an unbalanced standard as the planning commission could require additional screening for his business but homeowners are not required to maintain landscaping. It was discussed that consistent standards are applied to other commercial uses within zones and that they are applied where necessary to screen activities. The screening of the storage container area on the property was addressed, as the storage container is temporary, Mr. Welters questioned its effect in requiring something that was a temporary item. The discussion ensued over the future use of the area as a loading dock and the parking space and it was felt that screening would serve as a buffer in these areas as well , The question on how to screen this area was discussed, larger trees it was felt would impede traffic flow and site lines and a built screen would take away from the natural character of the area it was felt that a screen of mixed deciduous shrubbery and evergreen would provide both summer and winter protection in this area plus screen activity appropriately, When the storage unit is removed it will than provide screening for the loading area and parking and will not block view sightlines from within the structure.

Protection of renewable resources:

The board felt there was no impact on renewable energy resources

Exterior Lighting:

It was questioned as to new exterior lighting, the previous conditions for exterior lighting were reviewed, exterior lighting shall be of the non-flood type and shall be attached to the building walls or recessed in the roof overhang and shall be directed downward. When not needed the lighting shall be turned off. No all-night lighting shall be permitted.

Findings were reviewed for landscaping, screening and lighting and approved

### 3. Presentation Kim McKee CVRPC Green Infrastructure

A presentation on Green infrastructure was made by Kim McKee on Green infrastructure, the program will be implemented by the regional planning commission and they are reaching out to communities to select pilot communities for the program, providing technical assistance and guidance in creation of storm water planning and how that incorporates into flood hazard mitigation and flood zones. Mapping of fluvial corridors and watershed area protection are all interlinked programs and make a cohesive whole. Discussion revolved around our current

regulations and finding of “good” language to help move forward with the goals and incorporating these standards into the overall hazard mitigation/flood/ fluvial corridor mapping/ storm water mapping and planning. It was agreed that we would explore developing and including this in our new regulations.

#### 4. Brandy and chapter 3 performance standards.

Began review of Chapter 3 performance standards only first three sections are ready for review. The fire department and road crew have been given copies for comment. Additional sections will include PDU’s and subdivision.

How many houses or parcels are allowed before a private drive becomes a road, will these roads than need to maintain what standard? Can we give credit and reduce requirements for projects that encourage clustered development. This also requires driveway permitting prior to receipt of a zoning application. Currently the driveway application is typically given to the applicant when a zoning permit is filed.

Drive and gradient standards discussed as the intent is to require a level turning area onto a public road or right of way, sharply angled driveways are not allowed.

Right of way widths were discussed current statutory requirement is 20’ what should we set and how do we grandfather existing right of ways for future development on existing interior lots.

The development of private roads and driveways were discussed as currently parcels on many class four roads are increasingly under development at what point do we require upgrading to standard, who then pays the costs, who does the work, role of select board? This section needs review from larger group as it involves road classification currently under discussion by the town.

#### 5. CIP progress, hazard mitigation

Brief summary, CIP budgeting for next fiscal year is in progress, establishing replacement schedules and anticipated capital projects is underway, a brief summary of the energy code requirements was given, materials are now available in the town clerk’s office, links to documents on line will be sent out.

#### 6. Approve meeting minutes previous minutes

Not discussed

#### 7. Other business

Submitted by Karen Deasy 10/8/2013