

Cabot Planning Commission Meeting Minutes

December 19, 2013

6:00 pm upper meeting room Willey Building

1. Approve meeting minutes 12/5

Minutes approved with a revision to the title on Item 2

2. Review of easement and right of way for Churchill subdivision section 3.3

Aaron Fuller presented a proposed subdivision of a parcel owned by Morgan Churchill off of Churchill road. The parcel of approx. 17.95 acres will be divided into two parcels one of 8.3 acres +/- one of 9.65 acres +/- The 9.65 acre lot to the north will be created with no frontage and a new right of way and driveway will access the parcel from Churchill RD. The land is open and fairly level open field. Walter Bothfeld the Fire Chief reviewed the project and provided a statement, refer to attached comments, asking for a drive of sufficient width and construction to allow for emergency access. Aaron stated the drive will be 10' in width, the land is level even with the drive being over 500' in length there should be no issue for emergency equipment. The base will be crushed stone with a top course of stone. Fabric will be used if they find soft areas. The state has not reviewed the subdivision plat or septic design those permits will be filed. The board made the following determination on allowing for development on a nonconforming parcel:

Churchill Subdivision plans received dated 12-19-2013

The Planning Commission under review of Section 3.3 that the following nonconforming lot may be developed with the following conditions:

The lot will be accessed by a 20' right of way as indicated on the submitted plans.

A driveway access permit and any necessary culverts will be installed, curb cut and location will be approved by Town.

The drive way will be constructed with min 6" crushed stone base and dressed with a top coat of stone. Fabric will be used where required by sub-base.

The drive way width shall be a minimum of 10' wide at all locations.

The drive way shall be graded to prevent surface water runoff onto the Town road.

The right of way is void in the event of misrepresentation. This approval shall not take effect and building may not commence until all necessary State and local permits shall be filed and provided to the town.

This document shall be recorded with the subdivision plat and is not valid until properly recorded.

Moved to approve by Gary Gulka, seconded by Greg Burt, motion carried unanimously

Approved 12-19-2013

3. Brandy definitions, PUD standards

Brandy is reviewing some language for water source protection, PUD language reviewed and some thought will need to go into how the land in easement or for conservation is saved and preserved, what mechanisms will be taken to preserve those covenants. Reviewed definitions should not be regulatory will continue to add additional definitions as we go thru 2nd round of review. Will have good first draft in Jan.

4. Other business - Budget for 2014

Gary has worked on first draft of budget and will be in touch with the people who have expressed interest in joining the planning commission.

Next meetings will be scheduled in January either the 9th and 23 or 30th . We will be ready for next public meeting on Feb. 6th.

Submitted by Karen Deasy 12/31/2013

Approved 1/9/2014