

# Cabot Planning Commission Notes

February 20, 2014

6:00 pm upper meeting room Willey Building

Members of the community

Brandy Saxton Place Sense

Stephanie Smith CVRPC

Gary Gulka, Frank Kampf and Ellie Blachly (appointee)

There was not a quorum, discussion on public workshop was held, no decisions were made.

## 1. Approve meeting minutes 1/9/2014

No Action

## 2 Stephanie Smith – CVRPC, presentation updating the regional plan

Stephanie Smith provided us with an overview of the process that CVRPC will be undertaking for updating the regional plan. They are looking for volunteers who may be willing to serve on various planning groups and are promoting the mapping website for community comment.

Discussion on regional population trends local and statewide, what can be done to improve community and schools at a local level.

Areas various members would like to see focused on

- Developing a regional CRS system rather than a community based system for smaller communities
- Creating livable villages economic development, school, work multi use facilities.
- Providing assistance with Traffic and transportation issues with roads bridges and public transit
- Assistance with developing town plan language for energy facility standards local regional levels
- Housing creating affordability in our villages and communities and developing business centers.

Goal for Adoption is 2015 web site is up and running would like to promote mapping feature for regional plan

## 3 Brandy Saxton - Place Sense, review of public meeting and continued discussion on draft regulations

Completed review of flood hazard and water source protection issue, it was discussed on leaving the septic exemption in the water source protection areas. Review of definitions for special uses occurred the ponds section should be reviewed again to determine at what size engineering and permits at a local level. Review of gun club should be checked as to setback and min lot size required. Temporary dwelling and

temporary definitions will be reviewed again, give 6 months with ability to file for extension to ZA if necessary

Waivers on flood hazard for unoccupied uses how do we want to define unoccupied and abandoned, damaged and uninhabitable or empty can we insert waiver language into this section to allow for an alternative. Adding reference to flood hazard section for water dependent structures, needs more discussion.

#### **4. Planning next step extended community outreach joint session with ZBA changes to ZBA and membership.**

Provided draft questions from previous public meeting for members to review, additional comments and questions will be added as we progress. Plan on additional meetings per section on the revised regulations. The Selectboard and public in a series of workshop sessions possibly reviewing in smaller sections could be a good. The questions and answers as they are collected should be used as a tool to discuss the revisions updating the information as more questions are added.

#### **5. New members to Planning Commission and upcoming Training events**

No action

#### **5. Other business – next meeting dates March 6<sup>th</sup> and 20<sup>th</sup>**

Provided members with copies of rivers, publication on stream development restoration

Provided copies of amended declarations from Headwaters to PC members for review

River Corridors, The Selectboard wishes to move forward with adopting river corridors into our current flood Hazard regulations, Impact on river corridors and flood hazard regulations on town, 7 additional households would be within the new river corridor zone, 11 parcels total have new structures within the river corridor zone, Additionally work on town owned property at the recreational field's would also be impacted by this work. The rec committee would like to examine additional locations for recreational fields outside of the flood hazard zone.

This is a funding issue for several Hazard mitigation projects that we are currently pursuing and future work down the line. This would move Cabot from a 12.5 % reimbursement rate to a 17.5% reimbursement rate from the state, Gary would like to focus on the completion of the current regulations.