

Cabot Planning Commission Minutes

March 20, 2014

6:00 pm upper meeting room Willey Building

In attendance

Planning Committee, Gary Gulka (Chair), Frank Kampf, Chuck Marion, Ellie Blachly

Place Sense, Brandy Saxton

Secretary ZA, Karen Deasy

Members of community

1. Approve meeting minutes 3/14

Minutes approved with the adjustment in minimum pond size to be designed at 12,000 cubic feet

Motion made by Gary seconded by Chuck one abstention, minutes approved.

2 Brandy Saxton - Place Sense, continued discussion first draft regulations

Completed review of first draft, minor corrections and notations were made to various sections. Road standards and class 4 road access were discussed, the Fire Department and Road Crew will review for comment. Will be including a min and max size for road widths. The Road department and Selectboard are reviewing options for road classifications and standards.

A discussion on how to incorporate the maps for the overlay zones was had if the maps should be included by reference so future updates were automatically included or if new maps would have to be adopted as they were released. After discussion and a vote it was decided to include the maps by reference. The map updating and adoption process should allow for sufficient review to allow for comment by those potentially affected by changes.

The landscaping and screening requirements for businesses were reviewed, Brandy revised the standards to allow for looser overlap in standards, illustrations were distributed and reviewed.

Historic Buildings, it was discussed allowing for permitting for demolition of a structure, possibly allowing for a 2 month waiting period prior to demolition of a structure, requiring possibility of advertising and relocation of the building in question.

Mixed use will be added to the general referenced standards page in the definitions.

Gary has asked that Karen keep track of how revised regulations will alter applications currently being submitted.

3. Plan for public meetings on draft zoning regulation

Next meetings will be scheduled as follows:

April 3rd, final review of first draft and revisions, Brandy will have illustrations inserted, by the 14th the intent is to have printed copied available for distribution. The draft is available online for comment.

After that three following meetings will run from **6:30-8:30** (change in normal time)

April 17th, May 1st, May 15th

The plan will be to review the draft starting with the overview, districts, subdivisions and density requirements. The Selectboard and others will be invited to this series of workshops.

4. Brandy Saxton – Place Sense, review extents of proposed village zones.

Mapping will be reviewed at April 3rd meeting.

5. Other Business- Next meeting Date will be April 3rd 2014 6:00 PM

Submitted by Karen Deasy 3/17/2014