

# Cabot Planning Commission Agenda

April 3<sup>rd</sup> 2014

6:00 pm upper meeting room Willey Building

In attendance

Planning Commission, Gary Gulka (Chair), Frank Kampf, Chuck Marion

Place Sense, Brandy Saxton

Secretary ZA, Karen Deasy

Members of community

## 1. Approve minutes from 3/20/2014

Minutes reviewed, change made planning commission for planning committee in note on attendance, motion to approve made by Frank, Seconded Chuck, no further discussion approved unanimously.

## 2. Review comments and first draft of zoning regulations for distribution

Comments reviewed on draft, it was noted that response was sent on the telecommunications exemptions for private individuals and ham radio enthusiasts, 50' is min allowed without a permit for an antenna structure.

Discussion on what requires a permit, current regulations require that all structures require a permit except for some agricultural exemptions, discussion on whether a dog house would require a permit or a greenhouse ensued;

Existing regulations require permits for all structures permanent or temporary, all would require permitting, many structures that currently require permits were built without.

Proposed regulations a structure under 100 sf would not require a permit, garden structures are exempt. Question on farming exemptions: farm structures would need to meet definition of a farm, questions on this can be addressed on case by case basis. New regulations allow for more flexibility.

Farm structures are required to notify the ZA of intent to build and a permit (no fee) is filed, no action is taken as long as it meets setback requirements and statutory requirements for a farm structure.

Why is so much sent to DRB, The planning commission discussed and felt this was a way to allow for flexibility in the intent of the regulations so that plans could be laid out to fit specific project needs without writing regulations for each situation.

Definition for lot /parcel placed in general definitions

Why separation distance between structures, separation distance is for unattached structures, you can attach thru built connectors any building the separation distances are code recommended distances for fire protection.

Home Business definition is elaborated on for clarity to help define what is allowed and not allowed within these areas.

Discussion on why it matters if we have a substantial completion or expiration date for permits. It was discussed that it allows for a structure to be verified that certain requirements: water, wastewater, roof were in place to allow for documentation that a structure is minimally habitable, while it is not a concern as to how quickly things are completed, it was decided that certain items needed to be completed in a timely manner. Listers have a schedule for inspection of structures under construction outside scope of zoning. They begin inspection after a permit is pulled.

River Corridors and Flood Hazard, It was commented on that this is a regulation that is cost prohibitive for landowners. Cabot currently has a flood hazard ordinance and has had an adopted ordinance since 1985, this is a requirement to participate in the FEMA Flood hazard program and makes the Town eligible for reimbursement for municipal infrastructure. It is currently its own ordinance. Cabot is fortunate that a lot of development has not occurred in the river corridors/FIRM areas landowners within these zones should be aware of that. Amy stated that similar ordinances cost landowners thousands in fees. The fees for permits are set by the Selectboard, a fee schedule has not been discussed but these considerations will be addressed in recommendations.

Riparian buffer, discussion on what distance to utilize, it was agreed that we should review town plan and statutory requirements and the State's proposed guidelines to set this distance. Gary will distribute a guidance document from the state on the buffers and recommendations should be sent to Gary/Brandy for review on either 50 or 100' distance.

Subdivision changes current draft, based on comments:

Conservation land map, Conservation committee has reviewed maps and is recommending that the current map is difficult to interpret and should be used as a guidance tool. Discussion on if the maps should be used and if all of the mapping should be used or just prime ag soils, after conversation it was decided that the reference to the maps should be deleted, however the intent of the regulations to consider buffers and prime ag soils in determining open spaces should be considered. Copies of ANR guidance document on shoreland protection distributed.

Unbuildable land, a discussion was had on removing the unbuildable land from the calculations in the regulations, it was discussed as how this could or would come to the ZA DRB, Defining how much of a parcel should be in or out of the calculations can be interpretive and not necessarily clear. It was decided that thru the subdivision process and restrictions from the states perspective that a lot is unbuildable until a wastewater system is designed were sufficient deterrents on development and would on their own maximize clustered development.

### 3. Planning for public workshops April 17th, May 1st & 15<sup>th</sup>

Upcoming meetings, It was discussed that public comment is important for the success of the draft, the meeting room on the second floor is better suited for a discussion meeting. It was discussed if the SB will attend the upcoming meetings. Several of the SB Members indicated they would attend the upcoming meetings. It was discussed the first session would review chapters 1, 2 and 4 while the last two meetings would focus on chapter 3.

P.C. Members felt it was important to show where we are making changes and why, many of the revised regulations are statutory requirements and it is important to show that. Brandy created a document that annotates each section, it was felt this was a good companion piece to the sections of the ordinance.

Signs will be posted and comment sheets will be available for feedback.

### 4. Other Business

Submitted by Karen Deasy 4/7/2014

Approved 8/21/2014