

Cabot Planning Commission – Workshop Session

April 17th 2014

6:30 pm upper meeting room Willey Building – Public Work Session

In attendance

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

Place Sense, Brandy Saxton

Secretary ZA, Karen Deasy

Members of community and Selectboard

Corrections and grammatical errors, formatting errors, collation errors or minor wording changes are not included in these notes

Areas for further discussion:

Exemptions - Can the headings article chapter section be more user friendly ex (Paragraph 1B-01.D.11)

Exemptions - Is 100 sf adequate as a minimum size that is exempted from permits (1B-01.D.7 has 250 sf)

Exemptions - Is a 200 sf patio sufficient side or should this be larger or exempt

Exemptions - Reference to lighting section easier to locate (see signage)

Exemptions - Definition of low intensity lighting

Exemptions - Section 1b-02 question and answer do not match reword question?

Exemptions – Why the need to include statutory requirements in the regulations.

Owner Rights Retained – Why the need for a permit to expire and clarify beginning work

Owner Rights Retained – Expiration on a nonconforming use that is stopped for a period of time.

Owner Rights Retained – Extensions of time permitted for reconstruction of a nonconforming structure.

Village Center – Is 90% excessive coverage on a lot

Village Center – height requirements why min 2 stories commercial and limitations why three stories,

Shoreland – 10% lot coverage does not seem sufficient

Rural -10% Lot coverage does not seem sufficient after installation of driveway and building footprints this seems limiting

Rural - Should retail sales be considered, should Route 2 corridor have it's own zone. To be revisited by PC possibly in Town plan

Draft Submitted by Karen Deasy 4/24/2014

Approved 7/17/2014