

Cabot Planning Commission Minutes

July 17th 2014 - 6:30 pm upper meeting room Willey Building

In attendance: Gary Gulka (chair), Frank Kampf, Ellie Blachly, Place Sense Brandy Saxton

1. Minutes

Minutes from 4/17/2014 - 6/19/2014 approved, Gary noted punctuation comments which will be noted.

Motion Made by Gary, Seconded by Frank, Motion carried 3-0

2. Notice of intent letter from AT&T - Work at Sousa silo, replacement of antenna

Proposed plan was discussed, intent is to mount/ replace additional antenna based on drawings submitted.

PC took no action on letters submitted.

3. Municipal Planning Grant - Application for Main Street Bridge Study

A planning grant is being proposed for a study to address pedestrian travel over the Main Street bridge by the recreation field. This would fund hiring an engineer to assist with possible design alternatives and estimates. Karen Deasy was in contact with ACCD to determine if this would be considered as a potential application for a municipal planning grant. ACCD commented that if we could show how it impacts the village it would qualify. The Planning Commission is required to approve the project.

Gary made a motion to support the study by the Planning Commission, Seconded by Frank, motion carried 3-0

4. Place Sense - Continued review of current draft of zoning regulations

Discussion picked up with Chapter 3E-09, Standards for a Pond,

3E-09 General discussion that the pond language has been reviewed fairly thoroughly, Brandy will review landscaping to align wording with revisions in other sections.

3E-10 Water dependent structures, the group will need to review requirements for new State shoreland legislation, a coordination plan may need to be looked at for approvals and discussed with the State based on new ANR shoreland permits and requirements for Flood Hazard applications. A special process chart may be required for applications.

3E-11 mobile home Park requirements were reviewed concern was to existing applications lot size was looked at based on unit size and allowed buffers.

3E-12 Campground requirements it was felt the 10,000 sf was excessive for lot size per site and that 6,000 sf was a better number based on footage requirements for a trailer. It was felt adding a tent site size would be too confusing.

3E-16-17 The standards for wind tower setback should match that for cell tower.

3E-18 Discussion on what requirements would be followed for accessory structures to support an extraction operation, noted that other sections of regulations that discussed storage and commercial facilities, lighting quality of life etc. Would be consulted when reviewing such an application. Hours of operation were discussed it was felt that 7 am may be too early for a facility based on trucking needs, board decided in discussion that the hours should be a guide and that the specific use or hours could be adjusted by the DRB dependent on the circumstances.

The P.C. will review comments and subdivision regulations again prior to next meeting with respect to comments received, Brandy will work on review and revising document based on discussion. The question headings will be revised in the chapter headings. Additional thoughts, bring to next meeting. Brandy will have a clean draft to us by mid-August.

5. Other Business

6. Next meeting dates – Next meeting will be August 21st time TBA

Submitted by Karen Deasy 7/21/2014

Approved 8/21/2014