

# Cabot Planning Commission Minutes – Draft

August 21 2014

6:00 pm upper meeting room Willey Building

In attendance, Gary Gulka, Greg Burt, Frank Kampf, Chuck Marion, Karen Deasy,

Nick Aleria and Amy Hornblas

## 1. Review Meeting minutes

Approved Minutes April 3<sup>rd</sup> and July 17<sup>th</sup> motion made by Gary, Second Frank, Vote in favor 3-0

## 2. Right of way review for Aleria Family Trust

Mr. Aleria presented the Subdivision plan which requires approval from the Planning Commission as the second parcel will not have sufficient road frontage. The access will be located roughly 200' above the current drive. Karen stated that she had looked at the new drive location and Rusty had also checked the culvert at the proposed drive location and it was acceptable. The new right of way follows a closed Town Road. A question was asked as to current road conditions as there are several springs noted on the plans. The Road right of way is indicated at 50' there should be sufficient area to install an adequate drive in this area, there will be no requirements added as to driveway construction at this time as there is no current plan for development.

Gary Made Motion to approve the proposed right of way as indicated seconded, vote in favor 3-0

The approval of the right of way by the planning commission should be recorded with the site plan in the land records when received.

## 3. Class 4 Road Policy update

The Working Sessions for the Class 4 road policy have been well attended, comments from landowners have been incorporated into the revised draft and the board is close to coming up with a final policy, Both Chuck and Frank were at the last work session and felt that there was in general a good attempt to indicate exactly what services would be provided by the town and for landowner's levels of expectation. A revised draft will be available next week and will be distributed.

Start 6:30 PM

#### 4 Place Sense - Review of current draft of zoning regulations

Gary would like to set up a meeting and session to review Shoreland requirements and invite Joe's Pond folks as Brandy's schedule conflicts with our next series of dates, It may be a good time to do this. Gary and Brandy replied to comments received regarding boat docks and water dependent structures. The issue is still not clear and we will look for more clarity as to homeowner non-commercial boat docks and to our definition of boat houses. Karen brought copies of the model Shoreland Bylaws that are currently the minimum standard for accepting delegation authority. The P.C. overall seems to feel that having delegation authority is not what we want. The proposed regulations have very specific requirements and two levels of permitting for projects. It was suggested that perhaps Millie Archer from VLCT could attend the next P.C. Meeting to participate in the conversation and help us to draft non-conflicting regulations. Gary feels we need to look at our proposed regulations for conflicting requirements and to remove redundant regulations for things that would not be allowed within the State Buffer zone.

Revised regulations, Gary would like P.C. to review revised draft with comments for additional changes.

Completed natural resources at prior meeting pick up review with Chapter 460 Subdivision

Section 462 - strike A and B as criteria seems judgmental and unnecessary, for C and D keep, however strike 1 and 2 under D lot configuration as unnecessary discussion felt these were not necessary.

Subdivision classification, require a section under 462 for requirements for a minor subdivision prior to Section 463 Major Subdivisions, did not see language in Draft. Will put together a list of requirements /definition for inclusion.

Section 463 Strike A, want to remove building envelope based on comments from public comments, feel necessary for a PUD but are not necessary for a subdivision. ( check procedure section and coordinate changes)

Under section B (2) Lot Layout, strike B and D, possibly F also question to need for open space, Does this belong, since this is subdivision language consider striking.

Section 463 C Rural Standards, consider combining Farmland and Forest subdivisions, after making following revisions:

Farmland:

Strike a ,

b, remove - and configure building envelopes and

c, remove - outside building envelopes

Strike d

Forestland:

a, remove – building envelopes and

b, remove- and configure building envelopes and

c, remove - and configure building envelopes and

Strike d

e, remove - and configure building envelopes, add – lots

f, remove – to land outside building envelopes

g, remove - outside building envelopes

h, remove – building envelopes, add – lots

Shoreland:

Strike a

b, remove – and configure building envelopes and

Strike c

d, remove and configure building envelopes, add – lot lines, remove – Avoid locating roads and drives between building sites and the water.

Section 464 Easements B strike 2, and in 4 remove – landscape

Section 466, review with Town Council the establishment or requirement to create an Owners' association, the Town during discussion of Road policy questioned the requirement of this. Will revisit section.

Will pick up with PUD at next meeting with shoreland review

5. Other Business

6. Next meeting date – Will be September 4<sup>th</sup> at 6:30 PM

Submitted by Karen Deasy 8/25/2014