

Cabot Planning Commission Minutes

October 2, 2014 6:30 PM

In attendance Frank Kampf, Chuck Marian, Ellie Blachly, by phone Gary Gulka

Karen Deasy Amy Hornblas, Rich Aronson

1. Review agenda

2. Public Comment

Rich Aronson came to address the progress of the revisions to the zoning ordinance, The public perception of the proposed ordinance and how the P.C. intends to move forward with creating a draft the public can support. Knowing there is a wide swing in opinion in the content of the ordinance and how the P.C. will move forward with the project.

Both Gary and Ellie addressed this question, the P.C. has begun looking at ways to alter the perception of how the document appears as a whole. It has been discussed to separate out various parts that are included as reference (similar to existing regulations) and potentially exploring creating a separate document for those looking at residential vs commercial projects. It was also discussed removing items that we have no jurisdiction over ie shoreland regulations if we do not intend to take on delegation authority.

It has also been discussed by the board that the document is still in draft form, while we are working with a consultant to provide us with language on how to draft the regulations the focus of the proposed changes come from public input and the Town Plan.

The P.C has discussed as a whole that a major revision of the zoning ordinances should go before the voters, as it is a significant change to our current regulation and will require work to assure folks what is truly in the regulations. Public comment is encouraged on the various sections and welcomed. May revisions have been made with respect to people's perceptions of the changes proposed and feedback received.

3. Review Meeting minutes

Minutes reviewed after some discussion it was moved that a change be made to item 6 paragraph 2 to reflect the knowledge of agenda 21 by Board member Chuck Marian.

"PC response to this issue after a discussion on what Agenda 21 is - was that the Planning Commission members were not familiar with Agenda 21 and have never discussed its principles.

Should be changed to read

PC response to this issue after a discussion on what Agenda 21 is - all but one member of the Planning Commission were not familiar with Agenda 21 and have never discussed its principles.

Motion to amend was made by Frank, Ellie Seconded, motion approved 3-0 Gary made motion to approve minutes as amended, Ellie Seconded, motion carried 4-0

4. Review of Draft Regulations, Subdivision and PUD language

Should PUD language apply only to major subdivision? Consensus of the board is that it should apply only to the larger scale a subdivision of 5 or more parcels.

Section 471 Planned unit development Purpose and Applicability – under (D) add language after commonly owned and contiguous. Review by the DRB will be required if the parcels are not within the same zoning district for approval. Also revise language in (E) to allow for multi-zoned projects in compatible zones.

Section 471 - Move F, G, and H to section on standards Section 473

Section 472 Density Bonuses under b combine 1 & 2 delete in 1 language after density bonuses.

Section 472 (B) 4 delete in 4 language after – beneficial to the community.

Under C keep one delete balance,
Delete Public Access, delete open space and green infrastructure, keep section on mixed use delete public parking.

Look at maximum lot coverage and impervious criteria also % of allowable increase based on eliminating the 8 acres per unit.

5. Class 4 road policy update

Copies of policy distributed, SB planning on adopting next meeting.

6. Other Business

None

7. Next meeting date

October 16th at 6:30 P.M.

Submitted by Karen Deasy 10/7/2014