

Cabot Planning Commission Minutes

November 20, 2014 6:30 PM

In Attendance Frank Kampf, Chuck Marian, Ellie Blachly, Gary Gulka Gulka (arrived late) ZA Karen Deasy

1. Review agenda
2. Public Comment

3. Approve Meeting Minutes

Not reviewed

4. Review of Proposed Draft Regulations, definitions, road standards and parking
Road Standards , should reference the town adopting a Class 4 road policy and to reference existing practices.

Page 4-3 section 411 (A) (2) (3) delete, put language from (B) (3) there indicating for new easements on pre-existing lots.

Section 411 (B) delete (1) (2) Diagram caption delete from Many – deep, and language after the (B) change title to Right of Way

(C) delete first sentence from unless to end of sentence. And last sentence, make other two sentences (1) and (2)

Delete (D)

Move (E) to (3) under Access standards delete existing (3) delete (4) and move (5) to subdivision section and should read - The Development Review Board may require a right-of-way for future development on adjoining land.

Section 412 change to Driveways and Private Roads

- (A) Change 3 to 2, in first sentence delete - residential or 2 nonresidential - delete except to end of sentence. Last sentence add after serves - 3 or
- (B) Delete first sentence, second sentence delete - as shown in figure 3 A long Driveway also - replace with and after emergency vehicle put period delete remainder.

Add (C) below

- (C) Private Roads, must meet Town's class 4 road standards and be approved by the Selectboard.
- (D) From Current (C) Delete after 20 feet wide.

Delete diagram 4, and 5 and (D) and (E)

Under (F) read Driveways and Roads Delete last sentence.

Delete section 413 Private roads

Section 414 (A) first sentence delete from - or as other - to end of sentence. Delete last sentence.

Table 5 delete first line

Section 414 delete (B) (D) (F)

Section 414 (G) (1) change 18 to 20 delete last sentence.

Section 414 (G) delete (3) (4) (5) (6)

Section 414 (H) first line after setbacks delete first sentence add - unless approved by DRB. Second sentence after lot delete -as specified in article 2- change to - where feasible.

Delete figure 9

Section 414 (J) and (1) (2) change loading to vehicles,

Section 414 (J) (3) delete

Section 414 (J) (4) add at end - or modify if provisions will be provided off site.

Section 414 (J) (6) delete

Delete figure 10

Delete 414 (L)

5. Review of Shoreland and Flood hazard zone comments

Karen will forward comments received by Sacha regarding the Flood Hazard Zone

6. Other Business

7. Next meeting dates will be December 4th, January 8 and 22

Submitted by Karen Deasy 11/24/2014