

Cabot Planning Commission Minutes

December 4, 2014 6:30 PM

In attendance Gary Gulka, Ellie Blachly Chuck Marian,

ZA Karen Deasy Amy Hornblas, Jessica Miller (Gentleman who accompanied J.M. ?)

1. Review agenda
2. Public Comment
3. Approve Meeting Minutes

Discussion on minutes Jessica Miller had a few comments she wanted to know what administrative approval was, and asked for a way to indicate what was in the initial draft and what comes from the existing regulations. Gary replied our consultant had provided a document which indicated the need and where some of the various portions of the regulations come from. The draft pulls some of the procedural information into the regulations to make it easier to reference them, Jessica said she was not concerned over the length of the document,.

Gary addressed this issue as this is a significant rewrite of the draft it is difficult to assign a reference to the existing regulations. Time line for adoption will also be forthcoming after a good solid draft is complete. It will not be rushed to meet a specific schedule.

Motion made to approve minutes of 11/6/2014 made by Gary Seconded by Ellie approved with minor corrections as noted 3-0

Motion made to approve minutes of 11/20/2014 made by Gary Seconded by Frank approved 3-0

A request was made to update and provide periodic reports to the community on the status of the revisions and timeframe for adoption of regulations moving forward.

4. Review of budget for 2014 and for 2015

Amy would like to see a line item budget for proposed expenses in the town report. It was suggested that this be discussed with the auditors. Gary would like to know where we stand with extension of Brandy's contract printout of where funds have been extended. Karen will get budget figures to Gary for proposed budget. Amy would like to see breakout of departments expenses said was not able to locate it in the Town report. Karen will get a copy of budget vs actual and felt that there should be funding for copying and advertising and funds to complete the draft.

5. Review of Shoreland comments and Draft regulations

Karen passed out copies of revised draft. Millie's notes were included in the revised draft.

Sacha's comments on the NFIP program were reviewed. Gary expressed concern that the NFIP

checklist showed shortfalls since language was based on state model. Sacha's (ANR) notations should be included and suggested language added.

Sacha has offered to come out to Cabot and put on a demonstration of what the differences are between the river corridor and the FEMA FIRM zones and how the regulations differ what the process would be and what the public comment period would be, currently the Village area of Cabot is within the zone but buffers within this zone could possibly be adjusted. It would be helpful to have this discussed as well at the meeting. Karen has put together a list of residences potentially impacted by these revisions, if we can schedule a meeting we would invite them thru a mailing and also include information in the paper and possibly a flyer. Gary will discuss with Sacha and see about times for a meeting and agenda, Jan 22 would be a regular P.C. meeting if Sacha is available.

Amy wanted to know how the community could provide input. Gary said we could include this as part of the discussion. What the mapping looks like. The preliminary mapping is complete but not final. The preliminary maps are available on Floodready.vt.gov. Gary would like to work on getting the community out to be involved. Gary would like to know what the levels of regulation a-e represent on the checklist, Karen will follow-up and provide information.

After a quick review of the draft there are some revisions that were missed that should be updated prior to distributing the new draft. Brandy provided comments on the subdivision regulations that were also distributed for review.

Before Draft is distributed a quick review indicated changes that should be made:

Review comments from Sacha and incorporate changes

Page 1-1 remove section 102 (A) (6) , also remove definition for smart growth

Page 2-13 (F) remove So second sentence, check other sections for consistency.

Page 214 (C) (1) delete water dependent structures (check reference?)

Note: it was discussed that for water dependent structures retain definition in back, delete reference in zoning districts and section on Water Dependent structures under chapter 440, water dependent structures on large ponds would be state regulated, smaller structures on private land unless exempt would require local zoning permit.

Delete article 4 section on steep slopes

pg 4-32 (7) keep and change wording to match that in wetlands (3)

Fig 19 delete

6. Other Business

Hazard mitigation, we will be setting up a date possibly Feb. to begin process for tracking and updating our current Hazard Mitigation plan, Kim McKee will be able to come out to assist.

7. Next meeting date January 8 and 22