

Cabot Planning Commission Minutes

February 5, 2015 6:30 PM

In attendance Gary Gulka, Chuck Marion, (late) Gregg Burt,

Karen Deasy

1. Review agenda

2. Public Comment

None

3. Approve Meeting Minutes

No Action

4. Review of budget for 2015

Approved current Place sense invoice for work to date

5. Review of Draft regulations – revised sections in draft

Reviewed comments and suggestions made by Sacha Pealer (ANR) to modify current draft for compliance with National Flood Insurance standards equal to our existing requirements, will add specific language regarding new river corridor development. Comments will be incorporated into the current draft. (Karen will revise and send to Brandy)

Additional notes on current draft;

Term - Density bonuses should be replaced with Density increases, definition should be adjusted, section 471 text changed to indicate new wording.

Section 512 D add word "in " after - resulted

PUD section the 200% of minimum lot size seems to conflict with mixed use and seems arbitrary see if Brandy can provide some guidance on purpose. Possibly striking this requirement

Section 527, Change Heading to Subdivision Application and Review

Reference flow chart and application table (figure 20) in various sections

6. Planning for meeting Selectboard Feb. 18th

Gary is hoping to have corrections of revised draft for distribution to the Selectboard at meeting on 18th. The suggested plan will be to have each Selectboard member to review a section for comments. There will be a one hour time frame for discussion at 6.

7. Other Business

8. Next meeting date – Feb 18th 6:00 with Selectboard, Feb 19th 6:30 regular meeting time.

Submitted by Karen Deasy 2/10/2015