

Cabot Planning Commission Minutes

February 19, 2015 6:30 PM

PC Members Gary Gulka, Chuck Marion, Frank Kampf and Ellie Blachly
Karen Deasy ZA

1. Review agenda
2. Public Comment
3. Approve Meeting Minutes
4. Discussion on New Cell Tower application - Thistle Hill Road
Planning Commission (PC) reviewed and discussed the application submitted by VTEL, Reviewed letter to be sent to applicant and Public Service Board requesting a meeting to review the application. Recommended letter be signed by both the PC and the Selectboard, including change of date for balloon testing.
5. Review of Draft regulations Selectboard discussions

Reviewed adoption process moving forward after draft comments are included, will discuss hearing structure with Kim McKee to discuss format setup and structure, possibly see if Kim can attend an upcoming meeting.

PC needs to review setbacks, for each district to see if requirement should be adjusted.

Selectboard (SB) commented that max setbacks and height limits in the Village Districts would be limiting on construction.

PC reviewed and agreed to remove max setbacks from districts where indicated, check language for notation in each zone, PC also determined it would eliminate the max height for an accessory building and eliminate the minimum height in the village district

SB comment on lack of limit for extension, 125 C PC agreed there should be a limit and will make it 18 months.

Other SB comments:

Height and use of ag buildings in the village, 5' setback in the Village center and the 80% lot coverage provisions

Section 105 effective date of regulations, check on language for process with Australian Ballot

Add section on PC roles in the administrative section.

SB members will review assigned sections and provide additional comments prior to our next meeting.

6. Other Business

7. Next meeting date will be March 5th 6:30 pm

Submitted by Karen Deasy 2/24/2015