

Cabot Planning Commission Minutes

March 5, 2015 6:30 PM

In attendance: Gary Gulka, Ellie Blachly, Frank Kampf, Chuck Marian, Karen Deasy (ZA)

1. Review agenda
2. Public Comment
none
3. Approve Meeting Minutes

Minutes of Jan 8th approved with corrections moved Frank, seconded Chuck approved 3-0
Minutes of Feb. 5th approved with corrections moved Frank, seconded Chuck approved 3-0
Minutes of Feb 19th approved with corrections moved Frank seconded Chuck approved 3-0

4. Review of Draft regulations Selectboard discussions and Public comment

Gwen Hallsmith reviewed the draft and provided written comments to the PC. The comments were passed along to our consultant as well who provided a response on each issue.

Section 124(E) non-conforming uses

Question: was/could a nonconforming use receive a variance? Brandy responded - it is not possible to allow a variance for a non-conforming use. The PC made no revisions.

Figure 2 density and dimensional standards.

Question: was it the intent to restrict mobile homes in the village by requiring a 1 ½ story minimum for construction? Brandy responded – Many historic villages have used a massing standards to provide a more uniform character to a traditionally developed village. The PC had already decided to remove and adjust the minimum height requirements in the village areas.

Question: why the requirement for a 100 foot setback when a parcel bounds another district. Brandy response – The 100' setback only applies when a commercial industrial zoned parcel abuts a boundary in another district. It does not apply to any other zone. The PC made no revisions.

Permitted and Conditional uses By Zoning District.

Question: why is rural enterprise not permitted in the Village neighborhood or Lower Village areas? Brandy response – Rural enterprise is intended to support farming and forestry and provide for diversified agricultural practices. It is meant to be rural in character, while more commercial uses are more broadly allowed in the village districts. PC determined that they

would allow rural enterprises in the Village Neighborhood zone as a conditional use, but felt it did not belong in the Lower Village or Village Center districts.

Section 215 (B) Conditional uses

Question: does this render existing uses to be non-conforming or in a non-conforming structure? Brandy response – no, a large scale commercial use however would require a conditional use permit. PC made no revisions.

Section 244 (A) Uses in Commercial Industrial District

Question: does this mean the Cabot factory is a non-conforming structure? Brandy response – no, larger uses are permitted with a conditional use permit. PC made no revisions.

Section 413 Parking

Question: feels that parking standards are set too high for various commercial/ public uses. Brandy response- if Cabot was more urban with a greater variety of on-street or community parking she would agree, however that is not available. Further if the applicant can demonstrate that less parking is required the DRB could reduce the parking requirements. PC made no revisions.

Section 472(G) (3)Standards for PUD

Question: Does this subsection prohibit construction of a greenhouse in the open space? The PC discussed this issue and felt that Section 472 (G)(4) would allow for a structure like a greenhouse or other structure related to forestry, recreation, or agriculture, provided that such structures are on limited portions of the open space, as approved by the DRB.

Section 472 (G) (6) Standards for PUD

Question: What if the PUD is one large parcel? Brandy response- The open space would be required to be in a separate parcel so as to assure that it can be tracked to assure compliance with the open space requirement as development occurs elsewhere on the site. PC made no revisions.

5. Other Business

Willey Building Parking project was discussed, the Willey building committee will be leading the design development of the proposed plan. The PC will assist and comment where needed.

The PC discussed the position on the ZBA (DRB) that will be filled by a PC member, Chuck Marian will be the representative. Other members of the PC will serve as an alternate when he is not available.

The PC will be meeting with various individuals in a series of work sessions, and the ZBA, to ask for comments on the revised regulations prior to finalizing the draft and moving ahead with the adoption process. It was felt the remaining meetings in March and April could be used for this

purpose and will be inviting various community members who have expressed interest to attend. An article to this effect will be written for the next issue of the Chronicle.

6. Next meeting date will be March 18th, 6:30

Submitted by Karen Deasy 3/6/2015