

Cabot Planning Commission Minutes

April 2, 2015 6:30 PM

In Attendance, Gary Gulka, Frank Kampf, Chuck Marian, ZA Karen Deasy Amy Hornblas
Michael Socks and Oliver Welters

1. Review agenda

2. Public Comment

There was no general public comment.

3. Approve Meeting Minutes

Minutes Tabled

4. Review of Draft regulations - ZBA invited to review draft

Planning Commission and ZBA meeting to review roles of DRB under new draft and discuss with ZBA, including the allowances for waivers to be provided.

Begin Article 5 Administrative

Section 501 - Fees, under fees the development review board (DRB) can hire consultants for specialized review of projects. It was questioned how those fees are set. The Selectboard is responsible for establishing fees. It was questioned what determines fees as other communities have seen sharp increases in permit fees to landowners. Concern was raised as to how this will affect landowners. It was discussed how current fees were set for projects and expenses do not even meet or cover the Town's expenses for recording and posting of notifications. Fee schedules would be set by the Selectboard.

Section 502 - It was discussed that the DRB would have the ability to request the Selectboard require a bond or letter of credit from developers creating a larger scale project to assure that required infrastructure was constructed and installed as required.

Section 503 - As built drawings, a question came up as to what would require such documentation as this could be expensive for a homeowner. After discussion it was decided that for projects that needed to cross a public right of way any services such as water electrical wastewater would be required to do so. Many examples were discussed as to the need to provide information to the Town. The first line of this section was too broad so will be deleted to clarify.

Section 512 (G) it was questioned the use of "Literally" the PC will check but believes it may be a statutory language.

Section 512 (J) – (L) A question was asked as to why permits need to expire. Many examples were discussed as to need to have an end to a permit. The Planning Commission discussed the need for a project to be substantially complete and what that meant. It was decided to look at the wording and definition to clearly outline these requirements based on requirements. Previous discussion examples were discussed and the need to have a certificate of some type for transfer and sale for valid title. PC to consider revising to “Certificate of Zoning Compliance”

Section 523-524 - Review criteria were discussed for various applications. The checklist for review is helpful as it provides guidance and sets specific items to be considered with an application.

The differences between waivers on requirements and variances was had, there are strict statutory criteria that are difficult requirements to meet for variances. It was decided by the PC based on permits there should be a more flexible option to allow changes to certain requirements. This will be discussed further at the next meeting with specific examples.

PC will review document again prior to next meeting and highlight waiver language for discussion at next meeting.

5. Review allowed and conditional uses for districts, plus submitted comments

Not discussed

6. Other Business
7. Next meeting date

Next meeting date will be April 16th, the PC would like available members of the ZBA to attend to continue discussion.

Submitted by Karen Deasy 4/7/2015