

## Planning Commission Public Hearing - Draft

April 27, 2017 7:00 pm -

The Planning Commission met as warned April 27<sup>th</sup> at 7:00 pm in attendance

Planning Commission Members:

Chuck Marian

Dawn Andrews

Kate Chatot

Zoning Administrator

Karen Deasy

Members of Community

Amy Hornblas

Meeting opened with introduction by Dawn Andrews reviewing the current plan update process and the need for a Town plan mentioning this was a revision and was not a complete rewrite. Sections were sent to community groups for comment and review, clarifying language and CVRPC reviewed the plan through the process.

Amy had a question on inclusion of community comments she wanted to see more inclusion of community opinion based on survey data. In particular is the issue of affordability. Amy questioned why this did not play more of a role in the discussion and was not mentioned. She did not feel the plan was resident centered.

Kate - Discussed that economic development was the overall issue that addresses affordability is a product of economic development.

Dawn - Economic development has many different approaches to affordability.

It was questioned as to why development should be focused in the village.

Kate discussed advantages to village development even with the river there and discussed previous industry moved to where there was water for power. Also mentioned that smart growth principles and discussion were removed.

Amy would like to see more about making living affordable, as it was brought up in the 2012 survey.

It was noted that good quality safe and efficient housing at an introductory level is lacking in Town, there are organizations that assist with this and it should be something explored.

The Planning Commission discussed adding language to the introduction "Cabot should 'strive' in the future to be affordable and desirable for people living here." This will be discussed and language added

in the visioning statement and introduction section. The PC will review at thursday meeting. It was determined this would not be a substantial change and would then be sent to the Selectboard for a second public hearing.

Amy questioned pushing folks into the village center as a positive or desirable.

Dawn discussed that walkable communities are desirable and affordable as you have shared infrastructure. Further that lot size does not seem to impact development patterns 10 acre lots vs 2 acre lots don't always determine the ability of a landowner to develop. In many locations due to soils and site constraints there are few places to actually build and install conventional water and wastewater systems to support development.

It was discussed that zoning revisions should reflect development changes and pressures. When updating regulations they should reflect community needs. Retirement of farmers was also discussed as farmers retire old farms don't always go to folks who want to farm. Vermont land trust and Department of Agriculture both work to match new farmers with land.

Pud's are another way to allow for condensed development this was discussed as a tool and the developer would need to demonstrate sufficient utilities and access.

Amy wanted to know about the issue with lack of emt's and fire personnel. This is discussed as a priority in the proposed plan. Meeting adjourned at 8:06 pm

Planning Commission will be meeting Thursday evening May 4<sup>th</sup> at 7:00 and will discuss any proposed revisions prior to sending to the Selectboard.

Draft

Respectfully submitted Karen Deasy May 2<sup>nd</sup> 2017