

Planning Commission Meeting May 4, 2017 7:00 PM - Minutes

Planning Commission Chuck Marian, Jon Raynor, Rich Aronson, Dawn Andrews

Zoning Administrator Karen Deasy

Peter & Jessica Lloyd

1. Review agenda
2. - Public comment
3. Site Plan review Lloyd Plumbing and Heating

Peter Lloyd is looking to relocate his business operations to the Town of Cabot, He owns and operates Lloyds Plumbing and Heating. He currently employees 10 people 3 in the office and the remainder in the field. His property was laid out and designed to operate with an office and shop and he is applying for a conditional use application to allow that business use of his home. He currently has three shipping containers on site for storage (temporary and permitted) while going through the transition. Peter would like to keep the option to make it a mixed use facility and convert a portion of the existing building or construct another building to allow for residential as well as the commercial side of the business. It was advised that the complete short term plan be presented to the ZBA at the hearing.

Circulation, the site has an existing wide driveway with good site lines currently employees are parking near the house Peter is looking to add 5-6 additional parking spaces along the drive, this will not interfere with road side site lines. Truck traffic includes delivery by a box truck daily from suppliers and ups/fedex. Delivery trucks have room to maneuver with the vehicles parked on site. Additional garage doors will be added along the driveway facing side of the existing building. The parcel is 5 acres and additional building in the future would be constructed further towards the back side of the property, the storage units if they remain will be relocated to the far end of the driveway. Peter will consider short term goals prior to meeting with the ZBA and will include the relocation of the storage unit and possible addition or new structure when he meets with them.

Planning Commission will forward the following recommendations:

Additional parking for 5-6 vehicles should be included along the drive.

Screening for the storage units will be required if they are to become permanent and remain on site longer than 12 months. Natural plant screening is preferred.

Exterior lighting will stay the same no additional lighting will be installed.

Consideration and location of a sign will be determined prior to the ZBA meeting.

4. Review of comments from public hearing - revision to introduction

Planning Commission based on public comment will add the following language to the following sections:

Introduction visioning statement: - prior to sustainable add text “ in an affordable and sustainable manner”

Section IV-1 first paragraph change text to read – “While personal choice and affordability”

Section VI-1 third paragraph – change text to read “an affordable and sustainable manner.

Dawn made a motion to send the completed document to the Selectboard for adoption.

Rich seconded motion approved 4-0

5. Flood Hazard Regulations

A discussion on the approach to revise flood hazard ordinance. It is currently a Selectboard ordinance. Next meeting we will look at extents of zones in the village and lower village to see where adjustments may be made to allow for infill development where current infrastructure exists. Planning Commission will review new sections for next meeting. Karen will see if Sacha Pealer can attend the June meeting for the mapping discussion.

The Telecommunication ordinance was also discussed Karen will circulate the update Gary drafted for review.

6. Other Business

7. Next meeting date June 1, 2017

Submitted by Karen Deasy