

Planning Commission Meeting March 7, 2019 5:00 pm

PC - Chuck Marian, Dawn Andrews, Kate Chatot, Rich Aronson, Jon Raynor , ZA Karen Deasy, Public Jan Westervelt, Jen Miner

1. Review agenda

Meeting Called to order 5:00 pm agenda accepted item 7 will be moved after election of officers.

2. Public comment

none

3. Elect officers

Chuck nominated as Chair by Rich seconded Kate, vote 4 yes 0 no

Rich nominated as Vice-chair by Dawn seconded Jon vote 4 yes 0 no

4. Elect PC representative to the Development Review Board

Chuck nominated as PC representative to the Selectboard by Rich seconded Jon vote 4 yes 0 no

7. Possible shift from CVRPC to NVDA - discussion with CCA

Karen discussed that several local businesses such as the Creamery and a possible Artisanal Cheese development on Main Street are looking to expand in our region that Cabot may benefit in exploring opportunities provided through working with NVDA as well as CVRPC. Jan discussed Creamery's potential plans for expansion or creation of a possible visitors experience as a "destination" as well as his own plans for development. Cabot use to be part of Caledonia county so has many things in common with our "neighbors to the north" as the Northeast Kingdom has more funding resources available to it and as Cabot is at the edge of the CVRPC it was suggested we look at either changing regional planning commissions or working with both. For many things Cabot does receive support from both RPC's and several examples were discussed. After discussion of the topic the Planning Commission would like to meet with both organizations to see what types of services they can provide to explore possibilities, Karen will reach out to NVDA and CVRPC and see if they can come to a meeting, possibly for the May meeting.

5. Town meeting review – review merged draft for posting

Board discussed vote results Karen provided the board with draft copies of the merged zoning document to review for typo's as the file was converted from a pdf file. The merged document included the new amendments. New revisions should help focus and make village development more affordable. Other important areas to consider development of affordable housing Karen indicated that a group was being put together that would include some public outreach to find out what others think that should look like and who can partner with us to make it happen.

6. Next steps

The Board discussed next steps Karen explained the information sent to the Board, Subdivision regulations are important for the community as they provide local development review for smaller sale projects on lands under 10 acres. The remainder of the existing regulations should also be looked at as to updating performance standards the undeveloped district regulations should also be overhauled. Each member will be assigned area to review and bring back plan, do we need more info, what type, can we work with the draft language we have?

- a. Discuss overall review of current bylaw - Dawn will review
- b. Undeveloped District Chuck, and guide to zoning for landowners
- c. Subdivision regulations – John and Rich will review

8 other business

9 Next meeting date April 4, 2019, 5:00 pm with Trails, Conservation Committee and Forest and Parks.

Submitted by Karen Deasy