

Cabot Planning Commission Meeting May 2, 2019 5:00 pm

Planning Commission Chuck Marian, Dawn Andrews, Kate Chatot, Jon Raynor (ZA) Karen Deasy

SB Fred Ducharme, Ruth Goodrich,

Community Members Sandy Pond, Marcy Martin, Jennifer Miner, Bobby Searles, Jeff Haslett

1. Review agenda

No changes

2. Public comment

none

3. subdivision regulations – comparison of draft regulations and neighboring regulations, act 250 standards, discussion on public forum for input when and how. Jeff posed question regarding communications and has proposed working with the board on communications and a project he is developing that he wishes to bring to the Selectboard. It was asked why the board met at 5:00, Chuck indicated this was the time that was agreed upon by current board members. Review existing bylaw determine other sections for revision. Zoning is created systematically and important function to the community and much of what is included has to follow statutory requirements.

It was asked how the boards agendas are set, Karen puts them together after the prior meeting and the Board agrees on the discussion topics for the next meeting. Zoning is a function of economic importance and the board decided after the last major plan revision and the vote to take revisions to the regulations in sections, the old zoning was written for someplace like “New Jersey” and the standards did not fit Cabot. It was asked if the board would accept new members, Dawn indicated that all are welcome and suggested that a larger quorum may be harder if people are not committed and don’t show up. Fred indicated it takes practice to work as a committee. Sandy asked how acted on decisions, and what role regional planning has in the Town plan. Chuck indicated decisions are made after discussion, they use the Town Plan to structure required zoning revisions changes are proposed and made changes are made and public input is used to guide these changes, Kate discussed prior Town plans and the community meetings that were used and the survey to get public feedback and how sections of the plan were distributed for review, all the revised sections were available in many locations and available in both print and electronically new revisions were posted frequently for feedback and review.

A discussion on digital media and other media for communication was held board indicated that a wide range of methods are used for outreach. Kate indicated that statute and the state governs how many regulations are structured, The Town can be more strict but not less strict. CVRPC does not write our plan they review it and the Town can submit the plan for acceptance by regional planning which allows for priority for certain grant programs.

Ruth asked where current board members are from, Kate indicated she lives over by Joes Pond, Chuck indicated that he is an engineer and lives on a farm on Cabot Plains, John indicated he is a business owner in Town and lives on Cabot Plains Road, Dawn indicated she is retired and lives on a farm on Menard RD.

Subdivision regulations, the board has copies of Marshfield, North Hero and Manchester to review in addition to the prior draft. Manchester and North Hero's regulations are new, Marshfield is a close neighbor. Dawn indicated that creation of subdivision regulations is consistent with the Town plan Chuck indicated that information that we are working on subdivision, it was discussed how quickly a community forum could be put together, Karen indicated that June was next month and school lets out many folks will be on vacation, Ruth suggested August would be a good time.

Jeff questioned changing character to an urban community and that they moved here as Cabot is a rural community. Karen noted that subdivision is about dividing land and not necessarily the development that occurs on it. Dawn and Kate both discussed how Cabot's character as outlined is what would shape how the regulations are developed, in 2010 a visioning meeting occurred prior to writing the 2012 Town plan, both of them attended, many topics were discussed and people broke into different groups to write goals which were used in writing the town plan. Kate indicated a survey was part of that plan as well and it was sent to every household and 53 responses were returned.

Jeff & Bobby discussed PR helping with response and thinks that every landowner who would be impacted should be asked for their opinion. Karen indicated are over 800 parcels in Town. Sandy would like to see posters use to make people aware of the discussion. Fred indicated wording should be so people understand it. Kate indicated that it is a community effort to write and review proposals. Chuck described what we are working on. Dawn would like to see forum sooner rather than later and before they get too far with the draft.

Chuck wants public to participate and be part of the process as the meetings are open. The PC should spend time reaching out to members of the community for discussion and be prepared with a range of options. Dawn indicated there are many ways to approach subdivision standards. Most standards include things such as lot size availability of services, screening, road access and also address water quality and wetlands. Board discussed meeting dates, it was agreed to meet again on May 30th to discuss plans for a community forum and June 6th (next regular meeting date. Time will shift to 6:00.

Following items will be discussed at June meeting.

- a. performance standards - discuss to update
 - b. wastewater regulations – discuss to remove
 - c. last two districts – shoreland and rural/residential discuss to update
 - d. exemptions – update exclusions from requirements
 - e. review statutory requirements
4. discussion about pc appointment

Dawn indicated the board has not finished their discussion on number of members, Kate indicated the board should discuss in executive session their recommendation. Kate asked Ruth if the Selectboard would take their recommendations to the Board for appointment. Chuck asked of each person could indicate their experience and background.

Jennifer Miner – Lived in Lower Cabot since 2007, she is on Cabot Ambulance and works from home, they left for a few years but are back in the community. She would like to be more active in the community as the town moves forward. She has successfully written grants for the Ambulance service for equipment.

Marcy Martin - Lived in Cabot her whole life she retired from the State after 45 years of service, Worked for Forest and Parks as an entomologist and then as an administrative assistant in the Department of education She is interested in working on plans for village and possibly partnering with Bobby as an alternate.

Bobby Searles - Lives on Cabot Plains and owns 4 businesses in Town he grew up in Barre and has lived in Cabot since 2006 Vested interest in the community and wants to be a part of the recommendation process.

Sandy Pond - New to community and is looking for ideas on how things work and would like to attend meetings to provide input.

Jeff Haslett – Loves Cabot new to the community, his background is in banking and finance commercial lending. Wants to improve communication indicating that if people don't know what is going on it causes confusion.

Aaron Fuller has also indicated interest, He is a licensed civil Engineer and Surveyor he provided the board with a resume for review.

Planning commission sends recommendations to the Selectboard for appointment. Sandy indicated she did not want to be a commission member but would like to attend meetings. Executive session can be used for.

Chuck thanked everyone for attending Dawn made motion to enter executive session to discuss appointments. Seconded by Jon. Board entered executive session at 6:27 pm

Dawn made motion to exit executive session at 6:40 pm, Board indicated for the record that recommendations have been made and will be presented to the Selectboard at their next meeting for appointment.

5. other business
6. Next meeting date June 6, 2019, 5:00 pm

Submitted by Karen Deasy