

Cabot Planning Commission Meeting May 30, 2019 6:00 pm

PC Members Chuck Marian, Jenn Miner, Kate Chatot, Dawn Andrews, Jeff Haslett, Jon Raynor, Aaron Fuller,

SB Ruth Goodrich

ZA Karen Deasy

1. Review agenda

Agenda moved Aaron Fuller and seconded approved

2. Public comment

none

3. Subdivision regulations –discussion on public forum for input when and how.

Chuck asked board how they wanted to propose or work towards subdivision.

Discussion the board needs to be clear what their goals are, goals of various districts may need to vary. Subdivision smaller lot subdivision allow development,

Kate discussed need based on requirements for the PUD that went in at

Headwaters. Group discussed Highway standards as adopted by the Town should be as referenced for road design, also water and wastewater regulations are by

state. Aaron is concerned that property rights are maintained and is familiar with a wide range of methods used in subdivision regulations such as density

requirements and PRD (planned residential development). Density coverage calculations and dimensional requirements impact community services. Most

prime ag land is better for development due to the soils ag zones and soils to

concentrate development less expensive for contractors in the US we prevent

development on steep slopes impacting agricultural lands, European countries

encourage development on steeper slopes. New regulations should be flexible than

what we have. The new regulations for the village are an example, they match the

built environment in the village and provide greater flexibility.

Options presented - where do we want to go how to rate questions and make them

effective. Visioning study was discussed with questions used in last planning

survey. The visioning meeting split residents into groups for discussion VCRD

facilitated meeting and questions were developed from this discussion, may be possible to use VCRD, will contact to see if they can facilitate discussion on subdivision large landowners vs smaller, property values are critical set organized well property law is critical

Delivery method for survey is critical, should be delivered in many formats to provide greatest amount of participation US mail, front porch forum, online and at drop points, the recycle center facebook survey should catch people's attention so they are invested in process. Board agreed forum should be first to focus questions for survey. Jeff assure we get greater participation suggested knocking on doors as well other two districts perhaps the conversation indicates division of the low density zone into other districts

Chuck visual what could happen with development. Ruth indicated presentation needs to be easy to understand possible scenarios. Discussed maps of layers indicating current development, current use and conservation lands, buildout 2 acre parcels. Board discussed methods for improving participation.

Aaron would like to put together some maps to help the discussion other members of the board will discuss with residents what they believe subdivision is. Goals - in Fall guided forum and then survey based on gathered information.

4. other business
meeting adjourned 7:32 pm
5. Next meeting date June 6, 2019, 6:00 pm

Submitted by Karen Deasy