

**CABOT PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 29, 2019, 6:00 P.M.
MEETING ROOM – WILLEY BUILDING**

Those attending: Chuck Marian, Jenn Miner, Jon Raynor, Kate Chatot, Jeff Haslett, Bobby Searles, Betty Ritter, and Ruth Goodrich

1. Call meeting to order by Chuck Marian at 6:03 p.m.
2. Approve Agenda –A motion was made by Jenn and seconded by Kate. Chuck then asked if there were any changes or amendments. Kate would like to amend the agenda to cover definitions to Shoreland Standards. Motion carried as amended.
3. Approve Minutes of October 3, 2019 – Standards should be definitions. A motion was made by Jeff and seconded by Jenn as amended, motion carried.
4. Public Comment –
 - a. Chuck stated that we would go by Roberts Rules of Orders and all comments to go to Chair.
 - b. Kate asked about slope. We do not have it, but it is the state standards for shoreline.
 - c. Permitting processing should go to the State, with municipal permit to be approved after the state permit is approved.
 - d. Original zoning was 150’ and we changed it to 100’ for Joe’s Pond. There are no further lots are to be developed. On other ponds it is 200’.
 - e. The 3,000 sq. ft. to 2,000 sq. ft. was changed for the footprint.
 - f. It was suggested to make part of it high density – feel that is not a good idea.
 - g. For the definitions we will italicize the word that needs to be defined (example: impervious) in a sentence. These words will then be defined in the section entitled definitions. We also need to find the maps of shoreline district.
5. We then went over each section in the Shoreline:

Section 251 – Purpose

The second sentence should read: “This district (**see map**) recognizes the unique character . . .

Rest of Section 251 remains the same.

Section 252 – same

Section 253 – same

Section 254 - same except for (F)

Lot Coverage – Not more than than **20%** instead of 60% . . .

Section 255 –

(A) Permitted Uses. Land and structures in the **Shoreline** instead of Village Center

Remove (6) Agriculture

Remove (7) Forestry

Remove (10) A conditional use or site plan approved by the Development Review Board.

(B) Conditional Uses. Land and structures in the **Shoreline** instead of Village Center. Remove (see Error! Reference source not found)

(C) Site Plan Review. . Land and structures in the **Shoreline** instead of Village Center. Remove (see Error! Reference source not found)

Remove

(2) Essential Services

(3) A use or structure that is accessory to a conditional use

Sections 261, 262, 263 – no changes

Section 264 – Structures

A&B – remain the same

C riparian Setback – Remove (see Error! Reference source not found)

D Same

E **Building Footprint.** A building in the Shoreland District must not have a footprint of more than **2,000** instead of 3,000 square feet.

F no changes

Section 265 –

(A) Land and structures in the **Shoreline** instead of Village Center.

Remove (6) Agriculture

Remove (7) Forestry

Remove (10) A conditional use or site plan approved by the Development Review Board.

(B) Land and structures in the **Shoreline** instead of Village Center.

(C) Land and structures in the **Shoreline** instead of Village Center.

Remove

(2) Essential Services

(3) A use or structure that is accessory to a conditional use

Remove (see Error! Reference source not found)

We need definitions for the following:

1. Mean water level
2. Development
3. Riparian Setback
4. Building footprint
5. Building height
6. Impervious surface

Other business: Our next meeting will be on November 14 AT 6:00 P.M.

Adjourn – A motion to adjourn was made by Bobby and seconded by Jenn. Motion carried. We adjourned at 7:45 p.m.

Respectfully submitted,

Betty Ritter – Secretary to Planning Commission