

Planning Commission Meeting

December 19, 2023

Those in attendance: Bobby Searles, Glen Goodrich (online), Peg Elmer Hough (online) Kate Chatot (online) Dawn Andrews, Brittany Butler—Public Ben Vitale

1. Meeting Called to Order 6:03pm
2. Motion to approve agenda by Dawn, seconded by Peg
3. Minutes from previous meeting Dawn motion to approve agenda, Peg asked for the sentence “she (Jenn) is the rep for CVRPC” that isn’t the case I (Brittany) am the Representative for CVRPC. Corrected and moved by Dawn and seconded by Peg.
4. Public Comment—Ben Vitale here to listen about Interim River Corridor By-laws.
5. Timeline for town plan updates:

Peg- break out on who is doing each section-highlight what needs updating or revision there are word versions that we can review and make comments. Peg is doing economic, housing and energy sections. Dec-Jan visit with town boards/committees/etc to get information and input from them. Most important part is the implementation section which says who does what. Plan is good for 8? Years once we adopt it. Need to make time to meet with these bodies by the end of January. In January RPC is going to give us updates it has drafted and should be sent out soon, with statistics and charts that are and should be in the town plan.

This winter-Jan-march Repeat town wide survey---maybe repeat the one done prior with additional questions pertaining to flooding and Covid.

Late winter, March/April broader public meeting—CVRPC may be willing to lead it.

April-June draft revisions and have the drafted by late summer which will have us ready for the required meets/hearings and then voted on at Town Meeting in March of 2025.

Dawn says- Conservations committee—natural heritage sections needs to be shortened—talked about the big picture, the floods change a lot of peoples thinking of the future which should lead to a revision of the introduction and overview. This, again, pulls into the survey and coming up with additional questions based on those events. Could we embed links into the town plan that take you to much more in-depth facts about Cabot i.e. soil types and history? As there is too much cumbersome information in the Town Plan which makes it hard to read. Next meeting go over changes to the sections of the town plan and the parts that need updating. (Dawn) discussion could help with creating new survey questions.

(Bobby) Are we ready to discuss changes today? New Survey Questions today? Glenn says hold off till next meeting to discuss changes.

Who does what:

Glenn and Bobby Have Agricultural and Economics

Creative economy (Arts and Recreation)/Village Center—Dawn and Dana, Bobby, Peg, Lori and Neil, trails committee/conservation commission

Historic Resources—Dawn and Brittany Butler

Natural Heritage/Land Use—Dawn and Conservation Commission

Flood Resilience—Peg in reference to the HMP and the conservation commission.

Energy-Michael Socks and Peg

Housing and population: data from CVRPC

Transportation: CVRPC

Utilities and Facilities—Jenn emergency response

Discussed when to invite all the interested parties (Conservation, Trails, Selectboard, CCA, Business owners etc..) next meeting or the one after. was decided to formally invite (everyone is always welcome) all the interested parties in February.

Next meeting have all of the updates and sections ready to go over.

6. Town Plan Survey—dawn says make a sub-committee for the questionnaire as it will be easier to accomplish with fewer people, then bring those to the next meeting for approval by all. There needs to be a mailer or articles in the Chronicle for those that don't have access to online surveys. IT would be nice to get a better response then was given in 2011 (there were only 84 responses town wide)
Do we need a sub-committee? Glenn says no come up with a few additional questions based on the flood and Covid and/or the section that you are reviewing. Dawn says keep the questions simple and not so broad. Survey Monkey creates visuals of all responses (charts, graphs, etc) Ask Seth if he knows or has a Survey Monkey.
7. Interim River Corridor Bylaws, Keith Cubbon says that we have them all of us are unaware, there is a "draft" in our PC books but it isn't signed. Kate says this was talked about years ago and there was a lot of discussion from landowners about River Corridor. Gary Gulka would know about it. Ben Vitale would like any information that we find on River Corridor. I discussed what River corridor means to the Town, the pros and cons. I will go back and find minutes on the meetings that were previously had about River Corridor and we will discuss again at the next meeting.
8. Planning commission seats two available so do we stay at seven or drop back down to five? Brittany will tender her resignation at the close of this meeting. Dawn says that she thought five worked well in the years past, if we stay at seven and can't fill the seats, which has been a problem recently, then if one person is missing, we wouldn't have a quorum and would likely get even less done especially if we never can get a quorum. Dawn moves that we go to a five-member board, Peg seconds and all are in favor.
9. Dawn made the motion to send all the regulations (E-mail) that were brought to town meeting in the last 2 years to DHCD and CVRPC and abutting towns then we can redo the hearings for the PC and the selectboard. Then the selectboard can vote in those new regulations. (They are Fences, parking, fixing spelling errors, font and tables in existing regs) Peg seconded all are in favor.
10. Other Business—Bobby asked if we want to elect a Vice or Co Chair? Dawn says there is no point in a Vice chair as she believes we are all capable of stepping into that position if necessary and we also don't need one per statute. We can just see how it goes as is until March and then discuss it again. Brittany- Resigned to fulfil the Clerk Position for the Planning Commission created and approved by the selectboard.

Received a package from Public Utilities Commission about Bothfeld tower. When first installed it went though the Zoning board of Adjustment, since then they are now Public Utilities and no longer go though that process. The Cabot planning Commission wants to be on record showing support of the tower on Bothfeld Hill. Glen Mad the motion Peg seconded and all in favor.

Motion to adjourn by Dawn and Peg seconded and all in favor, meeting adjourned at 7:23pm

Respectfully submitted,
Brittany Butler
12/20/2023