

May 1, 2018 Minutes Rochester Planning Commission

Present: Dan McKinley, Julie Martin, Greg White, Eric Bowman, Joan Pontious, Administrative Officer Doon Hinderyckx.

Guests: Marvin and Barbara Harvey, Saul Glogover, Debra Glogover, Walter Wells, Pat Harvey, Nancy Woolley, Sean McKeown, Barb DeHart, Jeff Sherwin, Amy Wildt, Maryann and Dick Schultz, Anni McKay.

Call to Order: Dan called the meeting to order at 6:08 PM.

New Business: Dan suspended the meeting and opened the subdivision hearing for the Rochester School District. Joan read the notice. Jeff Sherwin presented the application and survey maps for the subdivision of the School District's 6 acre property at 230 South Main Street into two parcels, one, of 0.5 acres and containing the former Dandelion Day Care Center, and the other containing the Rochester School. Interested Parties were invited to register as such.

Jeff stated that the 0.5 acre parcel will have two easements in place, one on the north east corner along Route 100 to allow bus access, the other a 40 foot strip along the western lot line.

Questions/comments from the Board and Interested Parties concerned trees (one, a memorial tree which would be on the 0.5 acre parcel, the other, a tree overhanging onto an abutting property. Pat Harvey advised that the potential buyer plans to renovate the house and use it as a rental duplex residence. Questions arose about reducing the size of the 0.5 acre parcel in order to avoid the easement issue; the Board advised that 0.5 acres is the minimum lot size in the Village district. Time constraints were addressed, as the sale must be completed by the end of June or the entire 6 acre parcel will become part of the Unified School District.

Suggestions regarding the memorial tree issue included moving the tree, getting a new tree, propagating it or leaving it as is and installing a memorial bench. Regarding the overhanging tree, the board advised the property owner to consult with the school district to resolve concerns.

Other issues were distractions to students in classrooms should children from the rental property be playing out in the yard, and the possibility of a fence separating the 40 foot easement at the rear boundary of the 0,5 acre parcel. For the former, the Board had no solution to offer; for the latter, a fence could be included in in the sale agreement if the parties so wish.

All evidence and comments being heard, Dan suspended the hearing and reopened the regular Planning Commission meeting.

Administrative Officer: Doon presented the following Building and Zoning Permit Applications:

- >McKiernan Builders for Will Gardner, 268 Sparrow Hawk Rd, deck, approved;
- >John Roelker, 764 Upper Sparrow Hawk Road, bathroom addition, approved;
- >Patricia Porciello, 1542 Maple Hill Road, shed, approved.

Other: Dan reported receiving a question from a potential property buyer regarding regulations involved in demolishing and rebuilding a structure with the same footprint. Doon will research.

Old Business: Tori Littlefield here to assist us in continuing our revision of the Town Plan. We covered Chapter IX Transportation from page 46 to page49. Next month we will start at Vermont Scenic Byway section.

Return to Subdivision Hearing. Dan reopened the hearing for deliberations. After discussion,he

moved to accept the application of the School District to subdivide their property at 230 South Main Street into two parcels, one of 0.5 acres and the other of 5.5 acres as shown on Norm Smith's Plat#162-18A-18, dated 4/27/2018, with conditions.

The conditions are as follows:

>a complete plat showing the entire 6 acre property and identifying all abutters including those across Route 100 shall be submitted;

>the two deeded easements shall be clearly shown and labeled on the plat; these are described as follows:

1. A 40 forty foot easement on the western boundary line between the two subdivided parcels;
2. Driveway access easement on the northeastern corner of the 0.5 acre parcel.

All in favor; so voted.

Minutes: Julie moved to accept the minutes of our last meeting; all in favor; so voted.

Adjourn: Dan moved to adjourn at 9:20 PM. All in favor; so voted. Next meeting:m June 5, 2018.

Respectfully submitted,
Joan Pontious, Secretary