

May 2, 2017 Minutes Rochester Planning Commission

Present: Julie Martin, David Curtis, Greg White, Eric Bowman, Joan Pontious, Zoning Administrator Doon Hinderyckx.

Guests: Peter&Sylvia Stiebris, Kevin Gieger, Mark Peterson, Linda Wood.

Call to order: Julie called the meeting to order at 6:13 PM.

New Business: Zoning Board of Adjustment Conditional Use Hearing for Peter Stiebris, 81 Corporation Rd. Interested Parties were invited to register as such.

This is an update to a Conditional Use decision of May 26, 2015, scheduled to expire on May 31, 2017, in which conditions were placed on the approval for Peter and Sylvia to board horses and conduct gymkhanas at their above cited property. Peter is applying to renew the permit with two changes: increasing the number of events annually from six to twelve and increasing the limit on participants from 25 to 35. It was noted that there have been no negative issues occurring under the current conditions of the permit, and all other facts and conditions will remain the same. Greg moved to approve the application with requested changes. All in favor; so voted. The Board approved the changes with no expiration date attached.

Resume Planning Commission New Business:

Kevin Gieger, from Two Rivers Ottauquechee Regional Commission (TRORC) presented information on changes to state law regarding Town Plans. Changes include adding a new element concerning flood resilience and flood hazard mitigation planning. Addressing “forest blocks and habitat connectors” for wildlife management; TRORC is currently mapping such areas for Rochester and we are advised to consider them in our plan, with, perhaps different standards of density of development in these areas. A major expansion of the Energy chapter is suggested; the more specific we can get in establishing town goals for energy generation and conservation, the more likely the PSB will give us not just “due consideration” but “substantial deference” to our input. Mapping is being done to identify preferred sites for solar installations. A worksheet has been sent with energy data for the town. Some Planning Grant money will be available later in the spring.

Other: Board Reorganization: Dan, Sandy and Joan have all expressed an interest in remaining in their respective positions. All in favor; so voted.

Administrative officer:

Doon presented an approved building application for John Marshall for a deck at 217 Falcon Loop West. He noted that the setback does not increase an existing nonconformity.

Doon has not received a response from Vincent Culhane regarding the noncompliant setback for his addition at 51 Great Pond Road.

Minutes: David moved to accept the March minutes. All in favor; so voted.

Old Business: None.

Adjourn: David moved to adjourn at 7:26 PM. All in favor; so voted. The May 23 meeting has been canceled .Next meeting: June 6, 2017.

Respectfully submitted,
Joan Pontious, Secretary