

## August 7, 2018 Minutes Rochester Planning Commission

**Present:** Dan McKinley, Sandy Haas, Julie Martin, Greg White, David Curtis, Eric Bowman, Joan Pontious.

**Guests:** Bruce&Liz Steventon, Robert Steventon, Thomas Steventon, Charles Steventon, Brad Leathers, Edward Carey, Randy Andrews&Muffie Harvey Andrews, Tori Littlefield.

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

### **New Business:**

**Steventon Trust Hearing:** Joan read the notice for the subdivision hearing for the Joseph and Margaret Steventon Trust property. Interested Parties were invited to register as such. Bruce Steventon, representing the Trust, presented the application and survey map for the 96 acre property at 454 Mt. Cushman Road. The applicants were advised that Lot 3 would require a deeded 30 foot right of way and that they also may need to verify with the Department of Environmental Conservation that there are adequate septic and backup locations.

After all testimony and questions were completed, Dan closed the hearing.

**Pre-hearing informational inquiry** for proposed subdivision: Randy Andrews and Muffie Harvey Andrews presented a proposal to subdivide their 46.7 acre property at 4995 Rt 73 into three lots. There are no buildings on any lot, access to the largest lot will be from Terrace Hill. They were given an application and advised of timing requirements for warning a hearing in the newspaper.

**Minutes:** Julie moved to approve the minutes of the June meeting. All in favor; so voted.

**Old Business:** Tori Littlefield advised of availability of a grant to fund a revision of bylaws, which will be needed to reflect changes in the Town Plan. Dan will complete the application.

Tori facilitated revisions to chapter on Utilities & Facilities. Next month we will complete Facilities (Cellular, page 58), Health and Emergency Services (pages 61-65) and Recreation (pages 81-83).

**Deliberation** on Steventon Trust Subdivision: After discussion, Dan moved to approve the application of the Steventon Trust to subdivide its 454 Mt. Cushman Road property of 96 acres into four lots as shown on Norm Smith's Plat # 162-87A-18 dated June 2018. Lot 1 to be 6.4 acres, Lot 2 to be 28.8 acres, Lot 3 to be 29.4 acres and Lot 4 to be 31.4 acres, with the condition that Lot 3 have a 30 foot deeded right of way from Town Highway 2. Sandy seconded. All in favor; so voted.

**CBRE**, on behalf of AT&T advising us of plan to co-locate additional antennae at the Federated Church site. No action or oversight is required from the Board.

**Administrative Officer:** in Doon's absence Dan presented the following Building applications:

- > Mark McGrath, 1074 North Hollow Road, outbuilding, approved.
- > Frank Twitchell, 140 Twitchell Settlement, carport, approved.

**Adjourn:** Sandy moved to adjourn at 8:30 PM. All in favor; so voted. Next meeting September 4, 2018.

Respectfully submitted,

Joan Pontious, Secretary

