October 4, 2016 Minutes Rochester Planning Commission

Present: Sandy Haas, John Allen, Julie Martin, David Curtis, Eric Bowman, Joan Pontious, Administrative Officer Doon Hinderyckx.

Guests: Barb DeHart, Mike Andrews, Muffie Harvey.

Call to Order: Sandy called the meeting to order at 6:06 PM.

New Business:

Subdivision Hearing for Barb DeHart: Joan read the warning. Barb presented a map of the area, as requested last month. It was noted that the map did not have correct deed references for the either the parcel to be subdivided or the abutting parcel. The hearing will be suspended till next month for Barb to present correct deed references to identify the properties accurately. Barb was additionally advised to re-contact Vermont Agency of Natural Resources (ANR) to correct their misunderstanding in thinking the house parcel was existing, whereas it actually is not a separately deeded parcel, so ANR will need to revisit septic issues. We will continue the hearing at our next meeting.

Old Business: Doon reported that the West Hill work is "nearly" done, though he does not yet have a date for when truck traffic will be permitted.

Muffie Harvey, representing Randy Andrews, advised the Board that due to uncertainty that the road would be finished in time for them to meet the November 1, 2016 deadline for removal of their gravel piles, they have spread it out on their property.

Abutter Mike Andrews was dissatisfied with the unsightly berm of gravel remaining near his property line. Muffie agreed that it can be removed when the road opens, which should be in time for the November deadline.

Other Business: Sandy presented a letter and application from Fountains Land Inc to subdivide their 630 acre parcel on Bethel Mountain Road into two lots. Since the road will be the boundary between the parcels it was determined that a new survey was not needed. A hearing will be scheduled for next month.

Administrative Officer's Report: Doon presented the following Building Permit Application: > Eric Belanger, 568 Mountain View Loop, addition. Approved.

Minutes: John moved to accept as amended. All in favor; so voted.

Adjourn: Julie moved to adjourn at 7:26PM. All in favor; so voted. Next meeting November 1, 2016.

Respectfully submitted

Joan Pontious, Secretary