

## November 1, 2016 Minutes Rochester Planning Commission

**Present:** Dan McKinley, Sandy Haas, Julie Martin, Eric Bowman, John Allen, Joan Pontious, Zoning Administrator Doon Hinderyckx.

**Guests:** Carolyn Meagher, Jill Baron, Diane and Michael Teetsel, Michael Tragner, Barb Dehart, Evan Chadwick, Nick Piccicuto.

**Call to Order:** Sandy called the meeting to order at 6:05 PM.

**Resumption of Subdivision hearing** for Barb DeHart: Barb had deed references corrected and right of way clarified. She has been unable to reach the Agency of Natural Resources (ANR) contact person for decision on septic approval. Sandy moved to accept Barb's application to subdivide her 148 acre property at Col. DeHart Stand into two parcels, the smaller of which is 4.1 acres, with the condition that this parcel have a deeded right-of-way to Oak Lodge Road, and because there is a dwelling on the parcel, she will need an approval from ANR for the septic site. The survey from American Survey Co. dated September 21, 2015 applies. All in favor; so voted.

**Subdivision Hearing for Bayroot LLC.:** Michael Tragner, from Fountain Lands represented Bayroot in presenting an application to subdivide its 633 acre property on Bethel Mountain Road into two parcels, the smaller being 41.6+/- acres located entirely on the west side of the road and the remaining 591.4+/- acres located entirely on the east side of the road. Dan moved to approve this application, as shown on a copy of the tax map signed by Mr. Tragner on November 1, 2016. All in favor; so voted.

**Other new business:** Jill Baron and Caroline Meagher to discuss subdividing a 30.9+/- acre piece of noncontiguous land owned by Jill into a 7.7+/- acre lot with 23.2+/- acres remaining. Since no deed currently describes the large parcel in question, Jill was advised to seek legal counsel on how to proceed and describe the parcels by doing the following: get a map which specifically draws the boundaries of the parcel and delineates the new lot and description of what is coming out of it, with deed reference as well as source deeds for ownership. She also needs to show access to the parcel up to the town road. After a new survey has been completed, she may apply for a subdivision hearing.

**Old Business:** Even Chadwick, representing Randy Andrews, to inquire about the status of Randy's Conditional Use permit. Randy wishes to have it considered fulfilled, feeling that he has taken what mitigation steps he could by spreading the gravel around his lot and seeding it over. Evan maintained that it appears that Randy is not in violation of any ordinances at present. The Board noted that the original complaints of commercial activity and noise have been removed and other conditions "sufficiently met", but several members expressed disappointment at the level of the contouring, even while acknowledging that the piles have been dispersed. No further action appears needed.

**Minutes:** Sandy moved to accept minutes of the last meeting. All in favor; so voted.

**Other Business:** request for upcoming budget needs. We may need to increase our spending in order to amend the Town Plan to accommodate new state regulations regarding siting of commercial solar/wind/alternative energy installations. John will contact Chris Sargent of Two Rivers regarding possible need for consultation and the cost.

**Adjourn:** Sandy moved to adjourn at 8:25 PM. Next meeting December 6, 2016.

**Respectfully submitted,**  
Joan Pontious, Secretary

