

November 7, 2017 and November 21, 2017 Minutes Rochester Planning Commission

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

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

New Business: Village Center Designation lapses in 1/22/18, per Joan Allen, Select Board Assistant. We need to have a current approved Town Plan to apply for continuation of the designation. It is unclear if there is a 90 day grace period to accomplish that. Sandy suggested we insert the boiler plate suggested language for newly state mandated sections/updates (including Flood Resiliency, Housing, Scenic and Cultural Resources, Energy, Agricultural and Forestry and Utilities and Facilities), and submit this for approval by the Regional Planning Commission to meet the deadline. We could then go on to complete the revision of the Town Plan, which needs to be done by October 2018.

The Board agreed that we wish to maintain the Village Center Designation for the benefits it provides in terms of grant eligibility, access to better loans.

The time table necessary to do the revision work and hold hearings by both the Planning Commission and Select Board, appears seriously onerous, given the constraints.

The Board agreed to continue discussion at an extension of this meeting on Tuesday, November 21, 2017 at 6PM.

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

- > Sandy Lincoln, 42 North Main St, sign. Approved.
- > Richhilde Walley, 390 Town Line Road, attached shed. Approved.
- > Barry Chadwick, 379 Rocky Road, woodshed. Approved.

Minutes: Sandy moved to approve minutes of our last two meetings. All in favor; so voted.

Old Business: None.

Recess: Sandy moved to recess meeting and continue of November 21 at 6PM. All in favor; so voted.

November 21, 2017 Resumption of Meeting

Present: all of above except for Eric Bowman.

Call to Order: Dan Reopened the meeting at 6:05 PM.

Dan and Sandy announced that our Municipal Grant application to Two Rivers Outtaquechee Regional Commission for assistance with our Town Plan revision has been approved. We cannot, however access it until January 2018. Sandy also advised us that the TRORC said they would not review an incomplete update of our plan. This appears to leave us without sufficient time to meet the January 22, 2018 date. David noted that the grant application information sheet from TRORC indicates our Village Center Designation expiration date as 2021. Dan will verify this and if it is true, we can proceed with our planned update for October 2018.

A time line was created which indicated we need to have our revised draft completed by 7/3/18, hearing warned by 7/14/18 for PC hearing on 8/14/18. Draft to Select Board by 9/4/18 and warning for their hearing on 10/8/18. Select Board approval by 10/22/18.

Adjourn: Julie moved to adjourn at 7:10 PM. All I favor; so voted. Next meeting December 5, 2017.

Respectfully submitted, Joan Pontious, Secretary