

March 1, 2016 Minutes Rochester Planning Commission

Present: Dan McKinley, Sandy Haas, Julie Martin, John Allen, Eric Bowman, Joan Pontious, Administrative officer Doon Hinderycks.

Guests: Lynda and Larry Creech, Bruce McCulloch, Matthew Ings.

Call to Order: Dan called the meeting to order at 7:02 PM.

New Business:

>Subdivision Hearing: Joan read the warning. There were no Interested Parties present. Lynda and Larry Creech presented their application for subdividing their property at 1081 West Hill Road into two parcels. The parcel to be sold has had perc tests done and an engineering plan for the septic design completed. After questions and comments from The Board, John moved to approve the application of the Creeches to subdivide their 50 acre property into two parcels, one of 4.8 acres and the other of 45.2 acres as shown on Norm Smith's map # 162-608C-15, revised 1/18/16, dated 12/31/15.

All in favor; so voted.

Note: a corrected survey map must be submitted to reflect accurate acreage.

> Matthew Ings: with inquiries about a Marsh Brook Road property he is planning to purchase, including elevation above flood plain, septic and well. He was advised to check with a surveyor and VT Agency of Natural Resources (ANR).

Minutes: Julie moved to accept the minutes as written. All in favor; so voted.

Administrative Officer: Doon had the following to report:

>An adjustment to a previously approved building permit for Tim McDonald, 247 South Hollow Lane. Approved.

>Derek and Melissa Clifford, 856 Riverbrook Drive to construct a cabin which will have no electric or septic service. It is unclear whether some restrictions may apply; Doon will contact Agency of Natural Resources to clarify whether septic approval is needed for gray water only before approving.

Other: Dan advised the Board of meetings scheduled by ANR, "Staying Connected" addressing connecting wildlife habitats.

Adjourn: Sandy moved to adjourn at 8:06 PM, our next meeting to be held on April 5, 2016. All in favor, so voted.

Respectfully submitted,

Joan Pontious, Secretary.