

July 7, 2020 Minutes Rochester Planning Commission Zoom Meeting

Present: Dan McKinley, Julie Martin, Sandy Haas, Joan Pontious, Administrative Officer Doon Hinderyckx.

Guests: Barb DeHart, Mary and Mark McGrath, Mike Bowen.

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

New Business:

DeHart Subdivision Hearing: Barb presented maps, which had previously been emailed to members. There were no questions. Sandy moved to approve the application of Barb DeHart to subdivide her 149.6 acre property on Col. DeHart Stand into two parcels, one of 4.1 acres and the other of 145.5 acres, a condition being that the 4.1 acre parcel have a deeded right of way to Oak Lodge Road. All in favor, so voted. The previously submitted Mylar will be acceptable.

McGrath/Bowen/Brown informational pre-hearing for a subdivision: Mark described the map of the 1498 North Hollow Road property jointly purchased by the parties with the intention of dividing it. There is one 13 acre parcel on the west side of the road that is not contiguous; the remaining 291.3 acres on the east side of the road being one parcel. All the proposed parcels have adequate road frontage. A public hearing will be warned for the August 4 meeting.

Zoning Administrator: Doon has no report to present.

Old Business:

Board vacancies: no results to report at this time. There was discussion of reducing the size of the Board to 5 members; Sandy noted that historically it was difficult to get a quorum if members with conflicts of interest had to be excluded.

Zoning Bylaw revision: discussion of discouragement of development above 2500 feet and especially discouragement of roads at that level. Such a statement can be added to the Con-Res description at 3.05.

Discussion of fact that we need a definition of "primary retail". Should/may we have different regulations for the designated village area? Joan Allen may know.

Minutes: Sandy moved to accept the minutes. All in favor; so voted.

Adjourn: Julie moved to adjourn at 7:30 PM. The August 4, 2020 meeting will be in-person at the Town Office (social distancing and masks required) with a Zoom option for anyone who prefers.

Respectfully submitted,

Joan Pontious, Secretary