

Zoning and Planning Meeting Notes: 8/3/2021

Presiding: Sandy Haas, Vice-chair

Notetaker: Christine Meagher & Julie Martin

Location: Rochester Town Office

Board Members Present: Sandy Haas, Julie Martin, Greg White, Christine Meagher, Rebecca Klien, David Curtis and Zoning Administrator Doon Hinderyckx

Others Present: Derrick Wright, Eric Truran, Tim Pratt, Wendy Pratt

Call to Order 6:01 PM.

Agenda reviewed:

New Business:

Warned Subdivision: Derrick and Beverly Wright and Eric Truran and Diana L Salyer
Derrick Wright and Eric Truran presented the map of their 250.4 surveyed acres. The proposed subdivision would mean splitting it in half (127.9 and 122.5 acres respectively). Survey by American Survey Company (Rob Townsend) The board reviewed the survey map. The owners reported that the property is enrolled in the Current Use Appraisal program. Each of the two proposed parcels is served by a town road.
Greg moved to approve as presented. Julie seconded. Passed unanimously.

Pratt Subdivision: Sketch plan review

Tim and Wendy Pratt are looking to subdivide 3.5 acres out of their 10-acre home property. A new property line has been shot, and a 30ft easement is proposed for the new lot.. The presented map was an old survey by Norm Smith, but was not complete as the proposed subdivision line has not been drawn (old/new septic and existing house were also not included). The board determined a new survey map is needed.
Wendy asked about the process of applying for a subdivision and the board explained what would be needed to submit a complete application as well as the usual timeline.

Pat Gendron Subdivision: Sketch plan review

The board discussed Pat Gendron's "Tentative/Conceptual Subdivision Parcel Map. The driveway permit has not yet been issued by the Select Board, as the road is proposed to be very steep. Based on the Select board's decision, Mr. Gendron needs approval by Steve Sax (neighbor) for driveway merger for a driveway permit to be issued. There is concern for both the

accessibility of emergency vehicles and erosion, especially as it pertains to washing out into Bethel Mountain Road.

The board discussed several options to ensure safe access and minimize erosion.

Part 2.3 #12 of the Subdivision Bylaws states "The Planning Commission may require that the survey show contour lines at an interval not greater than 5 ft; grading plans showing any areas of cut and fill; stormwater drainage plan, which shall indicate the methods for collecting and discharging drainage, as well as methods for temporary and permanent erosion control."

3.3.3 p. 13 in Subdivision Bylaws states "...Access drives shall be designed to safely accommodate emergency vehicles. Design of such drives of similar facilities shall be done in consultation with the Rochester Fire department." This is also repeated in 3.3.5 #3 (p.13). "...Shall meet the requirements of the Rochester Fire Department with regard to emergency vehicle access."

The board considered scheduling a site visit to ensure that there is or will be proper storm drainage and would require an officially engineered drainage plan. A visit from the fire department would also be necessary to ensure emergency access.

Sandy Haas to draft a letter to Mr. Gendron listing the issues mentioned above.

Zoning Administrator Announcements

- Chis Landis of the Cafe Building proposed Koi Pond in the front of the building along Rt. 100. Proposed plan does not meet the setback (Can't be built within 25 ft of the traveled roadway). Denied.
- Camaron McCormack has proposed a Solar Array on property. Map not yet provided (unsure if the proposal meets setbacks). Pending.

Ken Keller (322 Access Road) has proposed building a shed with carport. Proposal met the set back requirement with map provided. Approved.

- James Thurston (Leslie and Cynthia Thurston of Sky Hollow Rd) want to build a roof over their sap collector -Board decided it's an agricultural use and therefore exempt from zoning rules..
- Fred Stern (754 N. Hollow Rd.) Requested information about adding on to the existing cabin. The board found that the cabin is a nonconforming use and cannot be converted to a full-year residence without subdivision of the property. Because multi-family dwellings are permitted, an addition to the main house could be permitted.
- Doon Hinderyckx (123 N. Main Street) - Wants to add a porch. It meets setback rules - Approved.

Last Edited 8/29/2021

July minutes are approved with amendments
Sandy welcomed David back.
Adjourned 7:45