

# Zoning and Planning Meeting Notes: 10/5/2021

Presiding Chair: Dan McKinnly

Notetaker: Christine Meagher

Location: Rochester Town Office

Board Members Present: Dan McKinnly, Christine Meagher, Sandy Haas, Julie Martin, David Curtis, and Zoning Administrator Doon Hinderyckx

Others Present: Mark Blaine, Marvin Harvey, Diane McDonald, Lois Cocci, Sheila Braun, Bruce Marshal, Janice Weir.

Call to Order 6:03 PM.

Agenda reviewed:

## **New Business:**

### *Quarry Hill Road*

Sheila Braun brought forth concerns about an inner road in the intentional living community at Quarry Hill. She is concerned that the road is not accessible by emergency vehicles and that the children and disabled residents living on the road will not have access to emergency care when needed. These concerns have been raised to the land owners, and though the road has been worked on, it is still not emergency-vehicle accessible.

The board listened to the concerns, but because the road is classified as private driveway, the board has no jurisdiction. It was recommended to Sheila to try bringing the concern to the State Division of Fire Safety (Office of the Fire Marshal).

### *Murray Farm Solar Application*

1331 Bethel Mountain Road.

50kw Solar Array

Neighbors and other interested parties brought forth concerns about the potential array and it's placement. Mark Blaine lives adjacent to the property. He brought up aesthetic concerns of the placement, as well as the amount of disturbed space. He wondered also if there is some insurance that the array would be taken down in years to come if not used.

Kinnley Tenner, another neighbor, bought up similar objections and wondered if the array would be more efficient and effective elsewhere. Hoping that it will not be a distraction and detraction to our village.

The Murray's were not present and have not submitted a formal proposal, therefore no formal decision was made by the board. The board has considered the conditional use of the property. Board member Greg White (not present) who works with the public utilities commissions will

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have a forum to look at the town plan. The board has considered recommending the back 40 acres of the property for the solar array use as it is more ideal for solar use and would keep Bethel Mountain road a scenic byway.

#### *Marvin Harvey*

Proposal for landscape of the back of the Bean House property. Proposal to cut the trees, leaving the stumps in the ground and fill in the contour lines to make them less steep. This was approved by the board.

#### *Permits*

- Tom Schnabel (2300 Maple Hill Road) Proposal to add an outbuilding (with map). Meets setbacks. Approved.
- Brad Johnson Residence (831 Vermont Route 100 S.) Proposed added ramp. Meets setbacks. Approved.

#### *Municipal Planning Grant*

Due November 1st 2021. We will apply for assistance for our Zoning upgrades. This requires a 10% match of funds, and would pay for a person to come and help with zoning regulations.

#### *Municipal Planning Grants Consortium*

In conjunction with Two Rivers. Due November 15th, for seven towns to pool an application in order to study housing and to increase affordability. Randolph would be the fiscal agent.

#### **Other Business**

Planning and Zoning Budget - In the past \$500. Possible need for a hired minute taker.

August and September minutes approved.

Formal Recommendation for a new board member Lois Cocci.

Meeting adjourned 8:10.