

Zoning and Planning Meeting Notes: 1/4/2022

Chair: Dan Mckinley

Notetaker: Christine Meagher

Location: Rochester Town Office and Zoom (Hybrid)

Board Members Present: Christine Meagher, Sandy Haas (via zoom) , Julie Martin (via zoom), Greg White (via zoom), David Curtis, Louis Cocci (via zoom), and Zoning Administrator Doon Hinderyckx

Others Present: Taegan Murray, Tara Murray, Don Murray Jean Murray

Via Zoom: Midge Scanlin, Barb Dehart, Pam Mascetta, Jeffery Gepar, Michael Tragner, Cynthia McPheteres Johnathan Nelson, Jana Nelson,

Call to Order 6:11 PM.

Agenda reviewed.

New Business:

Murray Solar Farm

Taegan Murray presented some of the proposed plans for the installation of the solar array at the Murray farm at 1331 Bethel Mt. Rd. in Rochester. The family has chosen to do a 15KW Based on Engineer Christopher Heinz' assessment, the best location was deemed to be for placement in the front of the property closest to the road. Other areas were deemed not ideal for a variety of different reasons including wetlands and agricultural lands.

The family is currently unsure of how much square footage it would take up, as they are hoping to use a lower profile, smaller solar panels than in the original proposal. If they were to use the large ones, which are part of the original design, the area of disturbance would be ~67'x91'. The Public Utilities Commission will need to review whether Act 248 would be triggered or not.

The family has been selected for a USDA Reimbursable Grant \$20,000 for the project (the money is to be reimbursed to them after they have paid for completion of the project)

The Murrays are looking for a Preferred Site Status Designation. This designation would allow them to receive a lower cost per kwh. To get this designation letters of support are needed from the Rochester Select Board, Planning Board and the Regional Commission (Two Rivers).

Johnathan Nelson, the developer for the project, spoke to many issues and answered questions.

The Rochester Energy Committee has agreed to include the proposal in the next meeting agenda, and has no position thus far.

The family is aware that neighbors are concerned with the esthetic and understand that it is a scenic byway. They have a plan to plant a green screen, such as evergreens in order to keep the vista unobstructed.

Currently the proposal for the project is mostly complete, with the need of a few updates and corrections.

Concerning the project, the Planning Board next steps are:

- Receive the Building Permit
- Proposal Review
 - Review for Planning and Zoning
 - Receive Energy Committee input
 - Preferred site status approval or denial

Subdivision Inquiries

- *Michael Tragner and Nick d'Arbeloff*

In respect to a piece of property that Nick is hoping to buy, two questions arose:

1. Can a town trail be upgraded to a driveway, or a class 4 road?
2. Would that driveway then count as a road for the frontage requirements of a subdivision.

To answer the first, the board referred them to the select board.. In regards to the latter question, the board responded that it is unclear and something we will have to study after the selectboard makes a decision on the first.

- *Fred Stern*

Historical family property, at 754 N. Hollow Rd. Originally purchased in 1939. 1960 parcels separated, they subdivided, retaining the undeveloped land and then added a cottage. In 2000, portions of the property were given away. The question posed was whether the property is indeed two parcels or one. Sandy said she would review the deeds to find out.

Thrailkill Garage

Pam is helping her father to sell his property. In 2018, the garage was sold to Cynthia McPhetres, but it was not recorded in the deed. Board member Sandy Haas recognizes this as a situation needing a corrected deed, and will email Pam with steps of how to do that.

Permits

- Pete and Floe Swartz (200 Osprey Rd. - Old Breslow Property) Proposal to add a barn outbuilding. Meets setbacks. Approved.

Last Edited 1/14/2022

Other Business

Municipal Planning Grant rejected. Funding the work would come out of the town budget (~\$5,000) . No word on Consortium Planning Grant.

December minute approval deferred until next meeting.

Bylaw work tabled until next meeting. Suggestion of extra meeting to work on the bylaws. Unanimously rejected by the board.

Motion to adjourn made by Christine Meagher.

Seconded by David Curtis.

All in favor.

Meeting adjourned 8:05.