

Zoning and Planning Meeting Notes: 3/1/2022

Chair: Dan Mckinley

Notetaker: Christine Meagher

Location: Rochester Town Office and Zoom (Hybrid)

Board Members Present: Dan McKinley, Sandy Haas, David Curtis, Julie Martin, Christine Meagher (via zoom), Louis Cocci (via zoom)

Others Present: Ken Troumbley, Lloyd McGuffin

Via Zoom: Donovan Wade

Call to Order 6:05 PM.

Agenda reviewed.

Old Business:

New Business:

Lloyd McGuffin

Pre-subdivision application (sketch plan) review. Lloyd McGuffin appeared for pre-subdivision review of his plan to change the boundary between two parcels he owns on Route 73, shifting about 12 acres from one parcel to the other. The board reviewed the survey map and noted that the map needs to include that portion of the McGuffin property south of Rt. 73. A new survey will be prepared, and a subdivision hearing will be warned for April 5, 2022.

Town Office Generator Placement

Not a structure so no permit required.

Permits

Administrative Officer Report: Building and Zoning Applications

- Frank Landry (451 Oak Lodge Rd.) wants to add a 10x10 addition to shed. Pending Septic approval.
- (580 Town Line Rd) Ground mounted solar array. Map requested because it has to meet setback. Pending setback approval.
- (638 Bingo Road) 20x30 Post and Beam 2nd Residence that would be hard to subdivide. Denied.

Minutes

- January Minutes approved with one amendment.
- February Minutes Approved.

Last Edited 8/2/2022

Old Business:

Housing Bylaw Review - Two Rivers

- Sandy is our representative.
- Rochester looking for ways to support and creat more affordable housing, and how we can support this in the bylaws.
- Council on Rural Development
 - TRORC Housing Bylaw Review & Working Communities Challenge
- Usable Planning Grant - we have a 50/50 chance of getting this.

Meeting adjourned 8:00 PM