

Zoning and Planning Meeting Notes: 4/5/2022

Chair: Dan Mckinley

Notetaker: Louis Cocci

Location: Rochester Town Office and Zoom (Hybrid)

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

Others Present: Tanner Pratt, Wendy Pratt, Ryan Gavin, Caroline Meagher, Lloyd McGuffin, Donovan Ward, Jackson Burnham.

Via Zoom: Barb DeHart

Call to Order 6:02 PM.

Agenda reviewed.

New Business:

Lloyd McGuffin Subdivision

(2270 and 2374 Brandon Mt. Rd.) Subdivision approved adjusting the boundary line between two adjacent parcels. Resulting parcels are as follows: Parcel 1 is 22.77 acres and Parcel 2 is 6.55 acres.

Wendy Pratt Subdivision

(108 North View Drive) Minor Subdivision of 10.36 acre parcel. Northern parcel will be 7.36 acres with the house. Southern parcel will be 3 acres. Condition of permit: easement serving both lots. Subdivision approved.

Michael Andrews Subdivision

(4826 Brandon mt. Road) 25 acres into two lots of 16.5 and 8.5. Submitted map does not show access to the northerly lot. Hearing will be continued pending new map.

Barbra Dehart Sketch Plan Review

Board had many questions concerning the map. Map will be clarified and subdivision will be warned for next meeting.

Permits

- Fred Stern (754 North Hollow Rd.) to replace the porch on his cottage. Approved.
- Ethan Bowen (482 S Main St) Proposed addition to Spice Studio building. Possible pool addition. Approved pending septic.

Last Edited 8/15/2022

- Robert Leahey (638 Bingo) Proposed adding a second structure. Denied.
- Troy Lapell (1575 Brook Street) Proposed outbuilding/shed. Approved.

Minutes - No minutes to approve.

Old Business:

- Planning Grant - Zoning Bylaws (Regional Planning Commission): discussion of anticipated process.

Board discussed roads and the need to be clear and thorough about what constitutes a public road and the designation of a road. Need clarity with definitions.

Meeting adjourned 7:48 PM