

Zoning and Planning Meeting Notes: 2/1/2022

Chair: Dan Mckinley

Notetaker: Julie Martin

Location: Rochester Town Office and Zoom (Hybrid)

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

Others Present: Tegan Murray, Tara Murray, Don Murray, Jean Murray, Mark Blaine

Via Zoom: Fred Stern, Jeff Gephart, Jonathan Nelson

Call to Order 6:12 PM.

Agenda reviewed.

New Business:

Murray Solar Farm

The board discussed whether to recommend “preferred status” or not. Dan read over town plan info on solar projects and read criteria from the Public Service Department. Jeff Gephart with the Energy and Climate Action Committee had met and agreed to recommend designating it as a preferred site, just as a recommendation. This site met the criteria of 50% net metering for two homes and less than 10 acres. Motion made by Dan to support the preferred site status. All in favor except one. Selectboard needs to agree and recommend preferred site status.

Public Comments:

Mark Blaine questioned what “preferred” site means.

Stern Property

The board reopened the question posed last month regarding the Stern property at 754 N. Hollow Rd. After reviewing the deeds submitted by Fred Stern, it appeared that the 1960 division of the property into two parcels was reversed by the 1968 deed recombining the parcels. Regarding the structures on the property, the farmhouse is historic and the cottage was constructed before the 1960 deed (the family has found a 1959 photo of the cottage). The board concluded that the existence of two separate residential structures on a single parcel is grandfathered under our zoning rules. With building permits, both structures can be improved and expanded, with up to four units allowable in each building (the maximum number of units allowable in the Conservation-Residential Zone). Any future division of the parcel into two or more lots will require a subdivision permit from the town.

Last Edited 3/1/2022

Permits

(Doon unavailable - read by Sandy)

- Judith Watkinson and Mathias Kokot (1338 Austin Hill Road) New construction (garage) approved.
- Rod Leehy (Bingo Rd.) New construction - on hold.

Grantham property update (Jerusalem Hill) - applied for a curb cut on Rt. 100. Select board has made no action yet.

Old Business:

Minutes

- Revised December minutes approved
- January Minutes approved with 2 amendments
 - Louis Cocci NOT in attendance
 - Delete “undeveloped” in Stern Property

Meeting adjourned 7:56 PM