

Zoning and Planning Meeting Notes: 8/2/2022

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, Greg White, Doon Hinderyckx (Zoning Administrator and Selectboard Liaison)

Call to Order 6:04 PM

Agenda reviewed.

Black Gold Composting Update

Zach Cavacas and Jake gave an update on how black gold compost is doing. Neighbors had reached out about flies and down wind smell. They tweaked their management plan by adding a 4" base layer which took care of flies, and adjusted the pile turning to when wind is blowing in the opposite direction. State inspection by Ben Graham who gave advice for the tweaks. No bear or animal problems, and all is going well.

Agnes Klaus Inquiry

Abutters and neighbors concerned about Terry Severy property development on South Hollow Lane, that the construction did not match the original drawings submitted with subdivision. It was explained by the board that the building permit and subdivision are separate. The building permits can be approved by the Zoning Administrator if the structure meets zoning rules.

Septic for the Severy property is still waiting on state approval but all paperwork has been submitted.

Pre-Subdivision Review

Patrick Gendren is proposing a four lot subdivision. Currently the driveway permit is for only one residence. Also waiting on fire department safety approval. It was agreed that the fire department would visit the site and determine if the driveway meets safety standards. The Subdivision paperwork was submitted tonight. Warned hearing to take place the first Tuesday in September.

Zoning Administrator's Report

- Dory Davison (363 Mountain View Loop) Proposed carport. Meets setbacks and is connected. Approved.
- Megan Harvey (447 Clay Hill Road) renovation roof over porch. Approved.
- Fred Stern (754 North Hollow Road) multi- residences including summer vacation cottage. Approved.
- John Trudall (258 Little Hollow Road) proposed a home industry in his garage for welding. This is automatically a conditional-use permit application.
- John Trousdale (96 Horse Farm Lane). Drawings unclear. Needs clarification of whether the building is attached or not.

Meeting with Sarah Wraight and Kevin Geiger re Zoning Amendments

Sarah joined us to discuss what the process might look like for public forums and meetings for reviewing and possibly amending our zoning bylaws. A few things discussed were the following:

- The process would include three working meetings and two public forums, (one before and one after the meetings)
- The site plan review process
- It is noted that the designated village is less than the whole business residential area
- Maintaining regulation that is consistent with State and Agricultural districts
- Avoiding strip development
- What do we want our end goal to be? How much land will be affected?
- River Corridor areas and stream setbacks - what land would that be affected?
- How would changes to the bylaws affect water quality?
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During the public forum what will we want to be ready to discuss?

- Housing
- Density
- Multiple divisions
- Solar
- Sprawl
- Family compound
- Short term rental
- Town Roads vs. Trails
- Development of River Corridor areas

Public Comment:

Bruce Marshall and Jeanine Weir brought up concerns about Quarry Hill property and what they consider the lack of legal zoning. They are concerned that their plat map is not accurate, and that the current building is not a legal duplex. Dan McKinley made it clear that neither the recorded survey nor the adequacy of the duplex are in our jurisdiction, but that what would be

Last Edited 11/21/2022

best would be a letter in writing, stating specifically and clearly what is needed from the planning and zoning committee.

Meeting adjourned 8:40 PM