

# Zoning and Planning Meeting Notes: 9/6/2022

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)

Others Present: Kevin Dougherty, John Lemieux, Joyce and Ray Gendron, Kristen Lapell and Terry Severy, Dean Pierce, Frank Severy, Craig Wilson, David Vanderwaag, Rob Townsend, AnnPierce, Nancy Wooley, David Domina, Richard Griffin, Bruce Marshall and Jeanine Weir

Call to Order 6:08 PM

Agenda reviewed.

Sandy Haas moves to suspend the planning meeting, and proposes to begin the Zoning Board of Adjustment portion of the meeting. Seconded by Christine, so moved by all.

6:09 p.m. Board of Adjustment Meeting commences

## **New Business:**

- Welding and Fabricating Home Industry Hearing
  - 258 Little Hollow Rd. John Lemieux proposes to convert 30 by 40 ft out building into a home welding shop. This shop has fireproof measures put in place and the business would have few employees, if any. The building is approximately 40 yards from the road, and fits within the conditional use statutory criteria and performance standards.

6:25 p.m. Hearing closed. Sandy Haas moves to approve the application. Unanimously approved.

6:26 p.m. Planning Board Reconvenes

## **Subdivisions:**

Warned subdivision hearing for Gendron Family Trust.

Patrick Gendron has submitted an application to subdivide his property located at 922 Bethel Mountain Road, into four lots.

Lot 1 equaling 8.1 Acres, lot 2 equals 7.6 Acres, lot 3 equals 8.0 Acres, lot 4 equals 7.7 Acres. A question of safety and concerns for driveway incline were brought up. The fire

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department letter that was submitted notes that it would be extremely difficult for emergency vehicles to access the properties in the winter. In order to comply with the zoning bylaws that driveways must be accessible by emergency vehicles, the application was approved with the conditional requirement that the fire department letter must be shown to any prospective buyer of any portion of the property to ensure they understand the safety risks.

All lots shall have deeded rights of way assuring access from Bethel Mountain Road as shown on the survey map.

**Old Business:**

- April and July minutes are approved. August minutes have yet to be approved.

*Permits*

- John Trousdale ( 96 Horse Farm Road) Clarification provided on additions and so approved.
- Joelle Griffith ( 764 upper Sparrow Hawk Road) proposes connecting the garage to the house. Approved.

**Public Comment:**

Bruce Marshall and Jeanine Weir once again brought up concerns about Quarry Hill property. They brought much of their research. The Board is still looking for a letter in writing, stating specifically and clearly what is needed from the Planning and Commission.

Meeting adjourned 8:07 PM