

UNAPPROVED DRAFT (revised 11/8)

Planning Commission Minutes: November 1, 2022

Present: Chair Dan McKinley (by Zoom), Sandy Haas, Julie Martin, Greg White

Guests: (all by Zoom) Sarah Wraight, TRORC, Burma Cassidy, Rochester resident, Robert Franks, Bethel resident

Call to order: 6:03

Zoning Administrator's Report:

1. Larry Plesent, 1323 Town Line Rd. Permit approved for carport with solar panel
2. Mike McIntyre, 932 Middle Hollow Rd. Permit approved for apartment in existing barn

Update to Zoning Bylaws:

Continued discussion with Sarah Wraight, Senior Planner, TRORC. Issues included possible site plan review, possible addition of river corridor restrictions, number of separate dwelling structures allowable on a parcel, access from town roads/trails. Sarah will continue drafting proposed revisions for review at December meeting.

Preliminary decisions for the proposed amendments to current zoning bylaws:

1. Re possible adoption of Site Plan conditions/requirements in addition to Conditional Use Standards. Decision was that our Conditional Use Standards have been adequate. Action: PC members will review the existing matrix for Permitted and Conditional Uses for completeness.
2. Re Accessory Dwelling Units (ADUs) clarifications are needed to address the increase in requests. Decision is to propose ADU can be up to 50% area of primary dwelling or 900 sf, whichever is larger. Decision to propose that ADUs do not need to be attached to primary residence structure. This would allow for more potential housing. It was noted ADUs can be full or short term rentals.

3. The idea of more than one primary dwelling structure on a lot appears to circumvent our current subdivision bylaws. Decision was to propose that a parcel can have a second primary dwelling structure as long as the parcel could be subdivided in the future. (A third dwelling structure would trigger the need for a minor subdivision.) This proposed change to Zoning may help increase housing.
4. Adoption of River Corridor Protection Standards (in addition to current Flood Hazard Bylaw) was discussed as a means to increase state share of flood repair from 12.5% to 17.5%. No decision was made on adding this to potential zoning revision. Action: Sarah will provide a map with River Corridor zone overlain on map with parcels and buildings to see how the bylaw would affect existing buildings. PC will revisit at Dec meeting.

Adjourned: 8:15