

Minutes Rochester Planning Commission
February 7, 2023
Rochester Town Office and via Zoom

Present: Chair Dan McKinley; Sandy Haas; Julie Martin (by Zoom); Dave Curtis; Greg White; Doon Hinderyckx, Zoning Administrator; Maya Newroot, Recording Clerk (by Zoom)

Guests: Barbara De Hart; Sean Keown; Amy Wildt

Call to Order: Dan called the meeting to order at 6:06 pm

Continue Barbara DeHart Minor Subdivision Hearing: After examining a map provided by Barbara DeHart, which showed new subdivision dividing her 158.4 acres into 2 parcels, one of 12.4 acres and the remainder of 146 acres. Dan made a motion to approve the application. Passed unanimously.

Permit Inquiries: Sean Keown and Amy Wildt had questions about a permit already issued to build a solar array near LCS on Route 100. Sean expressed concern 1) that the building was taking place in the flood plain; and 2) about the visual and aesthetic impacts of the array, which would be directly north of his property on Liberty Hill Rd. As for the first concern, Sean was assured by various board members that the array is not approved to be built in the floodplain. Sandy Haas informed Sean that issues around installation of solar arrays are handled by the VT Public Utility Commission, and she recommended that he call them.

Approval of Minutes: Julie Martin made a correction to the minutes; the property Lyman Hall was incorrectly named as Lyman Hill.

>>Minutes approved as corrected with a motion by Dan and unanimously carried.

Administrator Officer Report: >>Brett Thralkill, 199 Kirby Dr, is building a deck on his property. Approved.

>>Joe Cahill and Susan Morse, 550 Bingo Rd, plan to demolish an old cabin at that address and rebuild. New structure will have same general footprint. Doon called Susan to confirm number of bedrooms, needed to determine if current septic is adequate. Susan informed the board that there are currently 2 bedrooms; rebuild will have 2 or possibly 3. They already plan to have new septic system installed. PC needs this permit # from the state; Susan will send that.

Approved, pending receipt of septic permit info.

Update to Zoning Bylaws: Dan briefly recapped last month's work on the updates to Use Categories and Definitions, noting that Sarah had been informed and agrees with all changes made, except for Short Term Rentals. That will have to be revisited at some future point.

Revisions

Exemption List in Section IV of bylaws:

>> c), 1 change wording from “a farm operator shall submit a zoning permit application” to “a farm operator shall provide notification”.

>>j) change “not larger than 576 square feet (for example, 24 feet x 24 feet)” to “not larger than 120 square feet (for example, 10 feet x 12 feet)”.

>>k), change “Fuel or propane storage tanks used for agriculture or single or two family purposes” to “multi-family purposes”.

>>r) remove “Clotheslines or other”

>>t) at the end of the paragraph, please change DRB to ZBA.

Section III, Zoning District Regulations

Bus-Res District

>>Permitted uses:

>>Lodging: delete “with X or fewer units”

>>Accessory Dwelling Units: add “not exempted under these regulations”

>>add “Health Care Facilities”

>>Prohibited uses:

>>delete 4, “Drive-in movie theater or restaurant”

>>delete 6, “Mobile home park”

Under 7, “Lodging, delete “with more than X units”

>>delete 8, “Private outdoor recreation facilities”

>>delete 9, “Wildlife refuge “

>>replace with “Outdoor Shooting Range”

>>delete 11, “Kennel”

>>Conditional Use, Dimensional Requirements

>>A discussion to reduce residential minimum lot from ½ acre to ¼ acre was suggested and tabled.

Comm-Ag District

>>Permitted uses:

>>delete “Bank or financial institutions”

>>under “Lodging”, remove “with X or fewer units”

>>delete “Restaurants”

>>Accessory Dwelling Units: add “not exempted under these regulations”

>>Prohibited uses:

>>delete “Lodging with X or fewer units”

>>Conditional Use, Dimensional Requirements

>>delete paragraph beginning “Density”

Adjourn: at 8:51

Next meeting on March 7, 2023

Respectfully submitted,

Maya Newroot

Recording Clerk