

**Minutes Rochester Planning Commission**  
**April 4, 2023**  
**Rochester Town Office and via Zoom**

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

**Call to Order:** Dan called the meeting to order at 6:01 pm

**Approval of Minutes:** Minutes approved as written with a motion by Julie and unanimously carried.

**Administrator Officer Report:** >>Joel and Kathryn Tolland, 143 Chickadee Ln, are doing renovations to their existing home. There is ample setback and no significant change to the footprint. Approved.

>>Sandy Webster, 40 Valley View Dr, is renovating existing structure. There is adequate setback. Approved.

>>Still pending is the permit application from Dave and Patty Harvey, for turning red barn, owned by Marvin Harvey, on School St, into apartments. Waiting to connect to town sewer.

>>Also pending for more information is the permit application for a solar array for Karen McCormack, 580 Town Line Rd.

**Continued Discussion of Updates to Zoning Bylaws:**

Section II General Standards for All Land Developments

2.02 re Frontage Brief discussion resulting in decision to leave right-of-way at 30'

2.03 Protection of Home Occupations needs to be discussed at a later date

2.09 Access and Safety, discussion around private driveways and access by emergency vehicles; wording left as is.

2.12 Off-street Parking Space Requirement , discussion of the character of downtown being negatively impacted by new requirements; decided to keep existing language and not add any new language.

2.13 Sign Standards, change wording of 2nd paragraph to "...shall require **permit** from ZBA...."  
All other changes accepted

## Section IV Administration and Enforcement, Rules and Regulations

### General Conditional Use Standards

v. Utilization of renewable energy sources There was discussion around the phrase “future availability of such resources”, the thinking being that this is not at all clear.

>>Dan will discuss this with Sarah

ix. Vibration, delete phrase “under normal conditions”

x. Glare, Lights, Reflection, change “is a nuisance to” to “adversely impacts”

xiv. Landscaping Requirements, please omit the last sentence of the first paragraph, “All such landscaping....growing condition.”.

xv. Change “DRB” to “ZBA”

### Special Standards

PC would like to add a new section for screening requirements for solar arrays.

>>Dan will ask SW if this is the right place for that addition

#### 4.29 Earth Extractions

5. “This paragraph shall not....” Please leave this entire sentence in.

4.30 Planned Unit Development This is unclear in SW’s written comments. Should this section be removed?

2.10 Home Occupations SW suggested deleting this suggestion, but PC wants to keep it, with these changes:

–delete “minor” from first sentence

–in the first bulleted point, remove the word “finished” from the sentence and say “less than 50% of the combined floor area of the principal dwelling and accessory structure”

2.12 Cabins >>Question for SW: do camps and cabins need septic?

2.22 Additional Dwelling Units There was very little clarity around the various specifications of this section, what exactly PC is required to do by state law in regards to ADUs, and what PC would like to do in the best interests of town. There was also a question about the differences between camps, cabins, chalets, and ADUs.

>>Further discussion with SW needed

**Adjourn:** at 8:15

Next meeting on May 2, 2023

Respectfully submitted,

Maya Newroot

Recording Clerk