

Minutes Rochester Planning Commission
May 9, 2023
Rochester Town Office and via Zoom

Present: Vice-chair Sandy Haas; Julie Martin; Christine Meagher; Greg White, David Curtis

Call to Order: Sandy called the meeting to order at 6:03 pm

Continued Discussion of Proposed Updates to Zoning Bylaws:

Sarah Wraight, TRORC led the board in a review of proposed amendments.

Beginning with definitions:

*Commercial Use will end with “but excluding . . . heavy or light industrial uses.”

*Retail, secondary: Sarah will tweak the language to reflect definitions in other towns for the board to review.

*Lodging: The Board approved the definitions of Boarding House, Short-Term Rental and Lodging, but requested that the Lodging definition make clear reference to our definition of Short-term rental.

Re permitted and prohibited uses zone by zone:

*Child care: the Board believes that child care facilities should be permitted in any zone (except Aquifer Recharge)

*Public recreation facilities should be added in zones where commercial recreation is allowed

*Landfills should be prohibited in all zones

*Aquifer Recharge: Cemetery should be added to permitted uses. Sarah will add language to clarify that prohibition on other uses does not include those specifically protected by State law, such as hunting and approved agricultural practices

*Con-Res: Lodging should not be prohibited

Re General Regulations:

*Frontage rule should replace “public road” with “State or Town Highway”

*Parking: this language will be moved so that it applies only to Com-Ag, Ag-Res, Con-Res zones. Any reference to paving should be deleted

*Sign rules: The ZA can approve all permit applications except those that are part of an overall Conditional Use application. Board chose to keep specific size rules applicable only to commercial uses

*Density: in Bus-Res, we will allow 2 units “per lot”. Density rules in other zones require more discussion, especially in reference to ADUs and separate structures.

Sarah and Board agreed to have another work meeting on May 23. Sarah will send a list of issues still to be discussed.

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

Administrator Officer Report:

Although he was not in attendance, the following permits had been signed by Doon Hinderyckx:

- *Clayton Anderson, 2600 North Hollow Rd, new construction of a house. Approved
- *Tom & Terry Paquette, 1228 Brandon Mtn Rd, addition of a deck. Approved
- * Doug & Sonya Hays, 3078 North Hollow Rd, new construction of garage. Approved
- *Mike Waldeck, 370 Marsh Brook Rd, addition of storage building. Approved
- *George Moltz, 460 North Hollow Rd, addition of deck. Approved
- *Kenneth Terrien, 54 Twitchell Settlement, new construction of garage. Approved

Adjourn: at 8:35

Next meeting on May 23, 2023