

Minutes Rochester Planning Commission
May 23, 2023
Rochester Town Office and via Zoom

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

Guest: Sarah Wraight, Two Rivers-Ottauquechee Regional Commission

Call to Order: Dan called the meeting to order at 6:11 pm

Continued Discussion of Proposed Updates to Zoning Bylaws:

From SW list of questions for PC

Access and Safety (under General Standards): Board discussed with Doon the relative duties of the Selectboard and PC. It was agreed that town highway driveway permits are the sole jurisdiction of the Selectboard; PC has no role in consideration of permit applications. Zoning will be amended to clarify that a property must have a driveway permit before a zoning & building permit can be issued.

Use Lists

1. Heliports: prohibited except in Commercial Ag District, where they would be conditional use
2. Boarding Houses: Prohibited in Aquifer Recharge District; conditional use everywhere else
3. Short-term Rentals: Permitted everywhere except Aquifer Recharge District

Travel Trailers (under Specific Standards): this section does not address issue of multiple campers on a single parcel. PC would like a separate section to address multiple campers on private property, especially in regards to preventing potential negative outcomes for neighbors/neighborhood.

Aquifer Recharge District

- Cemeteries are prohibited in this district
- Public outdoor recreational facilities will be for “non-motorized recreation only”
- In section: “All other uses that are not exempt are prohibited in this district. Of the exempt uses, the following are prohibited in this district,” Item 4 will say: “All Temporary Events except garage/yard sales”

Standards

General Standards

2. Signage: Commercial/industrial signs should include home occupations, home industry, and home businesses
>>SW will look into whether or not home business is a distinct category from home occupation and home industry
3. Frontage: PC expressed concern around using town trails for access to property, which is required under statute if parcel in question has frontage on a trail, but no other access..
>>SW will research weight limits for vehicles on town trails to discourage unwanted development in remote areas

District Standards

Business-Residential District

In order to allow a lot of any size lot to have 2 living units and meet the new state requirement that we allow up to 5 units per acre, it was decided that there would be no density limit in the village.

Commercial-Ag District

Each 1-acre parcel can have up to 4 units in a multi-family dwelling; each additional half-acre would allow 1 additional unit.

Ag-Res District

A two-acre lot can have up to 4 units in a multi-family dwelling and 1 additional unit for each additional half-acre.

Conservation-Res District

More than 4 units in a multi-family dwelling are prohibited.

Adjourn: at 8:30

Next meeting on June 6, 2023

Respectfully submitted,
Maya Newroot
Recording Clerk