

**Minutes Rochester Planning Commission
July 25, 2023
Rochester Town Office and via Zoom**

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

Guests: Sarah Wraight, Two Rivers-Ottawaquechee Regional Commission

Call to Order Dan called the meeting to order at 6:03

Approval of Minutes from 7/3/23 meeting: Approved

Continuing discussion of Draft Proposed Amendments to Zoning Bylaw:

Updates will be presented at a public hearing later this summer, then submitted to Select Board for formal adoption.

Sarah Wraight, TRORC, again led the board in a review of proposed amendments, using her most recently revised draft of proposals to date and her suggestions. All of the changes approved will be incorporated into the next draft of the amended Zoning Bylaw.

General Standards: Sarah presented proposed language re allowing multiple uses within a principal building. Approved

Use lists:

--Discussion of commercial outdoor recreation facilities in Ag-Res district. Board decided that such uses should require conditional use review (and not be on the permitted use list). Public outdoor recreation facilities will be on permitted list.

--In Aquifer Recharge district, fuel and propane storage tanks will not be permitted. (Any existing tanks will be grandfathered)

--Exemption list will include "creation of a lot" with note that subdivision approval is required.

District Standards:

--Discussion of current 30-foot front setback requirement in Bus-Res district. Board decided to reduce front setback to 20 feet in this district only.

--Discussion of whether Aquifer Recharge district should be a separate zone or an overlay district (like flood hazard areas). Board decided to retain current designation as a defined district.

Special Standards:

- Cabins: Board approved proposal to incorporate statutory language re exemption from state wastewater and potable water permits for primitive camps.
- Mobile Home Parks: Board approved suggested standards for mobile home parks.

Administration & Enforcement:

- Board decided against including provision to appoint an acting administrative officer.
- Nonconforming structures: Board agreed that the general requirement that the degree of nonconformity should not be increased should apply in the Flood Hazard Overlay district. Sarah will edit existing language to make that clear.
- Waivers: Board approved proposed language with one exception: In sub (c) "development" will be deleted after "affordable housing".

Miscellaneous Items:

- Board approved recommendation to remove the word "family" from the bylaw
- Parking requirements: Board approved proposed language.
- Floodplain regs: Board approved proposed change to Certificate of Occupancy language.

Campgrounds:

- After reviewing campground rules from other towns, Board approved criteria for a property with 2-3 tent or RV sites and separate criteria for a property with 4 or more tent or RV sites.

Regular September meeting: Board agreed that the regular September meeting will be held on September 12, 2023

Adjourn: 8:25 pm

Next meeting on August 1, 2023 at 6:00 pm.

