

**Minutes Rochester Planning Commission**  
**August 1, 2023**  
**Rochester Town Office and via Zoom**

**Present:** Chair Dan McKinley (by Zoom); Sandy Haas; Greg White, David Curtis, Christine Meager (by Zoom); Doon Hinderyckx, Zoning Administrator

**Guests:** Corina Elegba (by Zoom), Mike Harvey, Sarah Wraight, Two Rivers-Ottawaquechee Regional Commission

**Call to Order** Dan called the meeting to order at 6:00

**Subdivision Sketch Plan Review:** Corina Elegba presented sketch maps showing the proposed subdivision of the Gendron farm on Brandon Mtn Rd to create a new lot of 8.1 acres including the existing camp, which is accessed by Wing Farm Rd. Board advised her that the survey must clearly show access to a public road and include a location map. In addition, application must include a sketch which shows the entire property, including the 88 +/- acres of retained land. Formal subdivision hearing will be warned for September 12, 2023 meeting.

**Approval of Minutes from 7/25/23 meeting:** Approved

**Administrative Officer Report, Building and Zoning Applications:**

--Brian Carbone, 161 Forest Lane, construction of new home. State septic permit has now been received. Permit approved

--Jim Huntington, 1642 VT Rt 100 S, extending outbuilding with no increase in nonconformance. Approved

--Norman LeBoeuf, 1467 Austin Hill Rd. construction of new home and outbuilding. Approved.

**Permit Inquiry:** Mike Harvey inquired about proposed boundary adjustment on Clay Hill between property of his father and properties of his sons, Mike and Bill. Advised that boundary adjustment of parcel over one acre requires subdivision permit. A boundary adjustment of one acre or less is exempt.

**Continuing discussion of Draft Proposed Amendments to Zoning Bylaw:**

Updates will be presented at a public hearing later this year, 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.

**Section I, Title, Enactment, Intent:** Proposed changes approved

**Section IV, Administration & Enforcement, Rules and Regulations:** Proposed changes approved

**Section V, Amendments, Interpretation, and Effective Dates:** Proposed changes approved

**Definitions:**

--Abutter: add "roads notwithstanding"

--Affordable housing: add "at or below" before income levels

--Lot: clarify local rule that a road is not a "natural" subdivision. Sarah will confirm that we can continue to require subdivision approval where state does not.

--Lot area: Sarah will check how to treat properties whose title extends to the center of the town road.

--Recreation, Public: add tennis courts, skating rink

**Planning ahead:** Board agree to set public hearing for review of the draft zoning amendments for October 24, with a goal of submitting to the Selectboard by November 13.

**Adjourn:** 7:50 pm

Next meeting: September 12, 2023 at 6:00 pm.

