

Minutes Rochester Planning Commission
September 12, 2023
Rochester Town Office and via Zoom

Present: Chair Dan McKinley, Sandy Haas; Greg White, David Curtis, Julie Martin, Doon Hinderyckx, Zoning Administrator

Guests: Corina Elegba (by Zoom), Kevin McLoughlin, Ruth McLoughlin, Sarah Wraight, Two Rivers-Ottawaquechee Regional Commission

Call to Order Dan called the meeting to order at 6:04.

Subdivision Hearing: Corina Elegba presented the minor subdivision application of Ray and Joyce Gendron to subdivide their 96-acre property on Brandon Mtn Rd to create a new lot of 8.1 acres including the existing camp, which is accessed from Wing Farm Rd. After reviewing the survey map and the Google maps presented, the Board requested proof that the proposed lot has legal access from Wing Farm Road. The hearing is continued to the October 3, 2023 meeting for presentation of valid easements from Wing Farm Rd. to the proposed lot.

Approval of Minutes from August meeting: Approved

Administrative Officer Report, Building and Zoning Applications:

--Daniel Buonagurio, 4189 Route 100S, construction of barn. Permit approved.

Plans for Public Hearing re Zoning Bylaw revisions: Board confirmed that the public hearing will be scheduled for October 24 at 6:00 pm. Board will meet on October 25 to discuss any proposed changes. Sarah Wright will prepare the report and warning and send the documents to neighboring towns. Board voted to authorize the chair to approve the warning so we can meet the filing deadline for the local newspaper. The Board will review the draft report at its regular October meeting.

Sarah reminded the Board that the Select Board must vote to adopt the revised bylaw by the end of this year under the terms of the grant.

Continuing discussion of Draft Proposed Amendments to Zoning Bylaw:

Updates will be presented at the October 24 public hearing, 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.

Definitions: Board approved proposed edits to lot, lot area and abutting properties.

Use lists: “Service businesses” edited to exclude theatres, health care centers and bowling alleys. Board approved

Flood Hazard Overlay District: Variance language will track statute. Board approved.

Required Frontage: No lot may be created that is only accessible by a town trail. Board approved. (Any weight limit on Town Trails must be set by Select Board.)

Riparian Buffers: Language edited. Approved.

Minimum Lot Size in Business-Residential Zone: To conform with recent legislation, minimum lot size in this zone will be one-fifth of an acre. Approved.

Abandonment: New section will set standards for abandoned property. Approved.

Density In Ag-Res District: Lots over 2 acres will be allowed one dwelling unit for each additional acre. Approved

Budget: Board will request \$1,000 in budget for the next fiscal year.

Adjourn: 8:18 pm

Next meeting: October 3, 2023 at 6:00 pm.

