

**Minutes Rochester Planning Commission
October 3, 2023
Rochester Town Office and via Zoom**

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

Call to Order Dan called the meeting to order at 6:13

Gendron Subdivision Hearing: Continued until next month

Approval of Minutes from September meeting: Approved

Administrative Officer Report, Building and Zoning Applications:

--Peter Rogal, 906 Brandon Mtn Rd, outbuilding. Permit approved

--Michael Murphy, 750 Austin Hill, new house construction. Application pending for septic and driveway permits

Continuing discussion of Draft Proposed Amendments to Zoning Bylaw:

Board discussed draft by-law that will be presented at the October 24 public hearing, then submitted to Select Board for formal adoption.

Board agreed to make the following amendments to the warned draft:

Section 3.1: amend to say: The boundaries of the zoning districts, except the Flood Hazard Overlay District, are established as “described in each zone and” shown on the Zoning Map for the Town of Rochester attached as Appendix A and made a part of this bylaw,

Section 3.2.6

--Reduce minimum frontage to **60** feet for both residential and non-residential uses

--Reduce minimum lot size for non-residential uses to 1/5 acre (to be consistent with new minimum for residential uses)

Section 3.3.1 amend to say: Crossing Route 100 and starting in a northerly direction, the border generally follows the 900 foot contour line, eventually “ending at the intersection of Route 100 and Route 73” [delete intersecting the Village’s southern boundary.]

Section 3.3.3 add Contractor yards to permitted uses

Section 3.3.4 delete Heavy industry from prohibited uses

Sections 5.9 and 5.10: Discussion of what “permitted” means. Board will check with Sarah Wraight.

Section 6.7: There are two sections 6.7 so that needs renumbering. Also the first 6.7 has two final paragraphs that say the same thing. The last paragraph should be deleted.

Section 6.10: ZA should be changed to AO to reflect universal use of Administrative Officer

Adjourn: 7:49 pm

Public Hearing re Proposed Amendments to Zoning By-Law: Oct 24, 2023 at 6:00 pm

Next regular meeting: November 7, 2023 at 6:00 pm.