

**Minutes Rochester Planning Commission**  
**February 6, 2024**  
**Rochester Town Office and via Zoom**

**Present:** Chair Dan McKinley, Sandy Haas; Julie Martin, Mary Fratini, David Curtis, Christine Meagher, Doon Hinderyckx, Zoning Administrator

**Guests:** Mike Harvey, Nancy Harvey, James Rogowski (by Zoom), Pat Harvey, Dave Harvey, Dean Mendell

**Call to Order:** Dan called the meeting to order at 6:07

**Robert Harvey Trust Subdivision Hearing:** Mike Harvey presented the application to subdivide his father's property located at 572 Clay Hill Road to create a boundary adjustment conveying 7.6+/- acres to abutting property he owns with Nancy Harvey, leaving a remaining parcel of 16.8+/- acres. The Board also reviewed the separate survey showing a proposed exempt boundary adjustment of 0.7+/- acre with abutters William & Shari Harvey. The Board approved the subdivision of the 7.6+/- acre parcel on condition that conveyance of the 0.7+/- acre parcel be completed first to avoid any confusion in the survey maps.

**James & Laura Rogowski Subdivision Hearing:** James Rogowski presented their application to subdivide property located at 85 Quarry Hill Road. The property was previously two lots, one of 1.5+/- acres and the other of 92.1+/- acres. The Board determined that the 1.5+/- acre house lot is located within the Commercial-Agricultural zone, which has a one-acre lot size minimum. The Board also found that the 1.5+/- acre house lot was created in 1955 by a deed with a full metes & bounds description. The Board therefore waived the survey requirement for this application. The Board approved the subdivision on condition that the deed conveying the 1.5+/- acre lot use the description from the 1955 deed.

**Permit Inquiry:** Dave & Pat Harvey asked for input on their plans to convert the red barn on School St. into a residence. To meet state fire regulations, they need a second egress. They propose to put a door on the north side of the building, which is currently an entire story above the ground. Dave believes that his property extends 10-12 feet from the northerly edge of the barn. Abutter Dean Mendell questioned the location of the property line between their two properties. The Board advised that it cannot address boundary line disputes. The Board further clarified that its regulations apply to structures and generally not to landscaping.

**Approval of Minutes:** Minutes from Jan 2, 2024 meeting approved

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

--Keith & Joanne Mills, 1221 Quarry Hill Road. Application to build a house, garage, etc.  
Still needs septic design. On hold.

**Adjourned: 7:24 pm**

Next regular meeting: Wednesday, March 6, 2024 at 6:30 pm (to avoid conflict with  
Presidential Primary Election Day)