

Minutes Rochester Planning Commission
June 4, 2024
Rochester Town Office and via Zoom

Present: Chair Dan McKinley (by Zoom); Sandy Haas; Greg White; Mary Fratini; Dave Curtis; Christine Meagher, Doon Hinderyckx, Zoning Administrator

Guests: Keith Mills, Zack Cavacas, Pat Harvey, Carrie Bennette, Yukhym Slyvka (by Zoom), Stuart Brown, Martha Brown, Nancy Thein

Call to Order: Dan called the meeting to order at 6:31pm

Keith Mills Minor Subdivision Hearing

Keith Mills presented his application to subdivide his property of ~19 acres located at 1221 Quarry Hill Road into two lots: Lot 1 is a 5.1 parcel to be used as the site for a new house construction, which has received a building permit; Lot 2 is a 13.9 acre parcel that will be offered for sale. Lot 1 has less than 200 ft of road frontage and so will need a right-of-way; Lot 2 has sufficient road frontage (264 ft). Abutting landowners Joseph and Michelle Caouette submitted a letter objecting to the proposed subdivision; upon review of the letter, the board agreed that the objections did not address criteria within the purview of this commission. The board approved the subdivision on the condition that the 5 acre parcel (Lot 1) be benefitted by a minimum 30ft right-of-way to Quarry Hill Road, utilizing the existing right-of-way and continuing through the separate 3 acre parcel already owned by Keith Mills.

Permit inquiries

-- Zack Cavacas, Music Mountain Compost, 1837 Jerusalem Hill Road

Zack inquired about extending or renewing the existing 3 year conditional use permit for Music Mountain Compost. He presented a map drawn with James McSweeney, a state consultant, to move part of the operations to the other side of the road from its current site. The board agreed Zack could begin to prepare the new site for his operations under the existing permit and that Zack should submit an application for a new permit to be warned for the August meeting.

-- Nancy Thein, 542 Town Line Road

Nancy inquired about the process and necessary permits for installing a yurt and possible new driveway to access the yurt on her property at 542 Town Line Road. The project would be an upgrade from an existing tenting platform to be used as a personal studio space; it would not have septic system. The board agreed that the proposal would fall under the category of an outbuilding and possible driveway permit and Nancy should follow up with Doon.

-- Yukhum Slyvka, 108 Northview Drive (via Zoom)

Yukhym inquired about an application for new house construction that he had submitted via email. Doon will review the full application to see where the new building will be relative to the subdivided lot and septic.

Administrative Officer Report, Building and Zoning Applications:

-- Caleb Clapp, 1334 Route 100N (?)

This is an application for the addition of a deck, porch, and bathroom to an existing building. Doon expects to approve pending clarification on address – it was listed as 100N but should probably be 100S.

Approval of Minutes: Minutes from May 7, 2024 meeting approved.

Public Comment - none

Adjourned: Meeting adjourned 7:25pm

Next meeting: July 2nd at 6:30 pm