

**Minutes Rochester Planning Commission - January 6, 2026**  
**Rochester Town Office and via Teams**

**Present:** Dan McKinley, Sandy Haas, Mary Fratini, Greg White, Julie Martin, Pat Harvey (ZA)

**Guests:** Lori Church (Teams)

**Call to Order:** Dan McKinley called meeting to order at 6:30pm.

**Permit inquiries, if any**

Dan reported on an initial inquiry from Walter Golub on using the Valley Hub for self-storage. He recommended they submit for a change of use from education to commercial. Pat Harvey noted that she had also pointed Walter towards some state requirements for storage facilities.

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

Pat said she continues to follow the Act 250 Tier 3 criteria revisions.

**Update on Case 25-2931-PET (Cell phone tower at 1030 Route 100S)**

Dan said that the Planning Commission's formal comments on the cell phone tower petition were uploaded to the ePUC, as were the comments from the Selectboard. He said the Selectboard had authorized funds for a lawyer on this matter, but since this is outside the scope of our town lawyer's regular practice, Dan would be contacting Cindy Hill in Middlebury (at Jim Barlow's referral). Dan said that the Planning Commission would be filing a Notice of Intervention and the Selectboard may file one for themselves. Dan said he had contacted representatives from the state Agency of Natural Resources (ANR), Department of Public Service (DPS), and Department of Historic Preservation (DHP) to review the comments (since the board was asking them for some specific actions). He has meetings scheduled with ANR and DPS and is following up with DHP.

The board had a brief discussion about maps of coverage in the valley that show different levels of service for Verizon – submitted by Lori Church and David Goldsweig, as well as the Vermont Mobile Wireless Drive Tests conducted by the state (<https://publicservice.vermont.gov/telecommunications-and-connectivity/mobile-wireless-drive-test>). Dan said that the board's comments sufficiently addressed concerns about coverage by asking the applicant to define the terms and coverage goals, and consider alternate technology.

Mary Fratini said that the general email ([rochestervtplanningcommission@gmail.com](mailto:rochestervtplanningcommission@gmail.com)) for the board would remain active, but that she was ending the specific list-serv for updates on the cell phone tower. Since the project is now officially before the Public Utility Commission, interested individuals can sign up for notifications under the ePUC system. She will send out a final email to the list indicating it's cessation.

**Approval of minutes** - The minutes from 12/02/2025 were approved as submitted. The minutes from 12/17/2025 were amended to include the final comments submitted to the PUC, and approved as amended.

**Public Comment -- limited to 3 minutes each**

Lori Church said she thought the Vermont Mobile Wireless Drive Tests maps were not accurate because they did not include all the tests from 2025. She said that her neighbor had recently received a delivery from someone with a Verizon cell phone and they had service. She said she thought Verizon was using small cell technology around Rochester already. Dan asked Lori to send in photographs of those places.

**Adjourn** - The meeting was adjourned at 7:03pm.

The next meeting will be held on Tuesday, February 2, 2026 at 6:30pm.