

**Minutes Rochester Planning Commission  
February 3, 2026  
Rochester Town Office and via Teams**

**Present:** Dan McKinley, Sandy Haas, Mary Fratini, Christine Masaba-Meagher, Julie Martin, Pat Harvey (Zoning Administrator)

**Guests:** none

**Call to Order:** Dan McKinley called meeting to order at 6:31pm .

**Permit inquiries, if any**

None

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

None

**Approval of minutes**

Sandy Haas noted that the date of the next meeting (tonight's) was incorrect. The minutes were accepted as submitted.

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

None

**Other**

Two Rivers will be at the Selectboard meeting on Monday, February 9, 2026 to discuss the Tier 1a/1b rules to the Act 250 revision and how they might apply to Rochester.

The regular Selectboard meeting will be followed by a special meeting for the Selectboard to meet with Cindy Hill, the lawyer they have hired to represent the Selectboard and Planning Commission during the Section 248a process for the proposed cell phone tower at 1030 Route 100 South.

Dan McKinley said he had spoken with the state agencies of whom the Planning Commission had made requests in the submitted comments – the Agency of Natural Resources (ANR), Department of Public Service (DPS) and Department of Historic Preservation (DHP). All agencies were aware of the comments; ANR acknowledged that the location of the proposed project was incorrect on some of the documentation submitted by the applicant; DPS agreed to consider doing a full aesthetics report, while noting that they would abide by whatever that report recommended.

**Adjourn**

The meeting was adjourned at 6:46pm.

The next regularly scheduled meeting of the Planning Commission will be Tuesday, March 3, 2026 at 6:30pm.