

Minutes Rochester Planning Commission - April 7, 2026 - Rochester Town Office and via Teams

Present: Dan McKinley (Teams), Sandy Haas, Mary Fratini, Julie Martin, Pat Harvey (Zoning Administrator)

Guests: Brian Shebairo

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

Permit inquiries, if any

Brian Shebairo, subdivision at 162 Campbell Road

Brian was granted a permit in July, 2025 that included a condition for deeded ROW along existing access. He has since obtained a driveway permit and submitted a new map that shows where the new driveway comes in and requested that the condition on the subdivision permit be removed.

Mary made a motion that, that, because Lot 1 now has an approved driveway directly from Campbell Road, the condition in the July subdivision permit regarding the ROW could be removed. Julie Martin seconded the motion. The motion passed. Sandy Haas will send him an addendum to the existing permit.

Administrative Officer Report: Building and Zoning Applications

Mike Casey, 142 Brandon Mountain Road – is building an addition to existing house, there will be no additional bedrooms. Permit granted.

Frank Severy, 451 Brandon Mountain Road – installing a roof over the existing patio. Permit granted.

Jarrold Mayer, 61 N Main St #2 – has installed a sign for his business that is flush on the building rather than hanging over the walkway.

Ian Treadway, 572 Clay Hill Road – Ian has removed the trailer from the property and submitted building permits to construct a two-story, timber frame, 1-bedroom house that will connect to the existing septic system. He has an approved wastewater permit for an additional, new, 4-bedroom septic system; he is not building that system at this time.

Approval of minutes - Julie corrected a spelling error; minutes were approved as amended.

Public Comment -- limited to 3 minutes each - None

Other

Julie recused herself from the board for this discussion of the proposed cell phone tower at 1030 Route 100S.

Dan provided an update on the Planning Commission's previous conversation about whether the proposed project would be subject to the town's subdivision bylaws because it would include a lease of land for development (see minutes from March, 2026). The remaining members of the board agreed to send a letter to the landowners that a subdivision permit would be required. Sandy Haas asked for an update on billing from Cindy Hill, the lawyer hired to represent the town in the Public Utility Commission permitting process.

Julie Martin rejoined the board.

Adjourn - Meeting was adjourned at 6:56pm.

The next meeting will be on Tuesday, May 5, 2026.