Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting August 23, 2022**

Present:, Jim Bird, Bill McKinney, John Quinlan, Dave Hall, Zach Johnson, Chip Spalding, Ben Crosby

Absent: Steve Bennett

Called to order: 7:00pm

**7:00pm Tom Carr of Meridian Conceptual Driveway Meeting/ David and Carla Logan 42 Old Amherst Rd**

Property has existing home, but the property owner is interested in building a new home higher up on the property for views. Options were considered for two other locations for the driveway, a conceptual meeting with NHDES resulted in the request to use the existing cut road. Met with DPW Director regarding sight lines etc. Will be moving culvert down to capture as much water as possible before it hits the buffer. Direct impact will be 1030sqft, Cumulative Buffer impact 1830sqft. **Bird** asks if they have looked at approaching between the two wetlands and **Carr** responds yes, but the problem is sight distances as the road comes up over the hill. **Spalding** states that on the NRPC website it looks like it’s a straight shot, and **Carr** explains the slope affects the sight lines and makes it a bad area. **Bird** asks where the nearest cross culverts are located, and **Carr** points out two. **Bird** asks if they are expecting any increase in flow. **Carr** states they are conscious of the stormwater management, but they are not currently falling into AOT Regulations at this point. **Spalding** asks if there are easements on Mason Rd. **Carr** states it’s pretty far from Mason, they really only considered this side as it includes all southern exposure which is better for winter and snow clearing etc. **McKinney** asks if the frontage complies, and **Carr** replies yes. **McKinney** asks what happens with the existing home and **Carr** replies it will be razed. **McKinney** goes over the requirements of a driveway longer than 1000 feet and **Carr** states he is aware of those and has complied. **Crosby** reiterates the degree of change conversation he had with **Carr**. **Crosby** states the degree of change is spread over such a distance it won’t be a problem. **Bird** asks what the maximum slope is and **Carr** responds he asked them to keep it to less than 12 degrees. **McKinney** asks about the lower detention area along Old Amherst. Have they done drainage calculations yet? **Carr** replies no, that will be the next step while finalizing the plan. **Spalding** states that it looks as though most runoff will get caught in the wetland. **Bird** confirms there are no more questions from the Board and asks if we can expect to see this application next month. **Carr** responds yes.

**7:20pm McKinney motions to go into non-public session to discuss a prospective member, seconded by Quinlan. Quinlan yes, Spalding yes, McKinney Yes, Bird Yes, Johnson yes.**

**8:15pm McKinney motions to come out of non-public session, second by Spalding. Quinlan yes, Spalding yes, McKinney yes, Bird yes, Johnson yes.**

**8:15pm Quinlan motions to seal the minutes, McKinney second, all in favor, motion passed.**

**Spalding** states that it appears that we have three potential members, how would the Board like to handle this? **Bird** states he would like each interested party to appear for a twenty minute interview. **Schwarz** is to contact the three prospective members to schedule meetings with each.

**Bird** mentions that we are coming up on the time for preparing ordinances and other items for Town Meeting. Asks **Schwarz** if she has a date for Town Meeting and she states she does not. She will report back. **Spalding** asks if we have a pressing Zoning we need to update. **Bird** states we had something going on with zoning last year that he’d like to look at and he’d like to get ADU’s taken care of as well as maybe Workforce Housing.

**8:25pm: Accessory Dwelling Units**

**Bird** asks if the Board agrees that we’d like to take a critical look at switching from a Special Exception to a Conditional Use Permit. At least this way there can be give and take with a Planning Board versus a yes or no from the Zoning Board. **Spalding** states that Section I:305 Open Space Development Regulations it specifically states one family homes, if we could just get rid of that zoning, it would solve the issue. **Bird** states he would like to include two and multi family homes in the wording because nothing else mentions parking spaces and square footage etc. **Spalding** states the Workforce Housing does speak to that, and would cover open space subdivisions and condo’s etc. **Crosby** states that would domino into driveway ordinances so it would be a single curb cut into multiple separate driveways. Currently curb cuts are limited to 3 per property. **Spalding** states the regulations provide a count of parking spaces and type as well as tract size etc. **McKinney** agrees to amend the Housing for Seniors to Workforce Housing and make a few changes. **Quinlan** states he doesn’t see how anyone could enforce the set pricing factor. The only area we can control is the initial sale, once that person vacates the home and sells it no one is following it. **Bird** states that the only thing we can control is the density of the neighborhood which would effectively control housing. **McKinney** asks why we don’t look into mixed housing neighborhoods where there are single family homes, condo type living and apartment type living. There are already developments like that in other areas. **Spalding** states that is impossible right now with the Open Space regulations. They only allow for ingle family homes. **Quinlan** describes such a neighborhood in Nashua that is essentially townhouses with 6 units to each building with open space around it. **McKinney** states that he can bring in some designs that they are working on in Nashua that are build around circles with units on the outside and inside with a courtyard in the middle of the circle. **Johnson** asks how will that impact the school? **Quinlan** states you’re right enrollment rates would go up. **Bird** asks what actions are we going to take. **McKinney** suggests getting some plan sets from his office that can give us some ideas. **Bird** says that is a good idea. **McKinney** states that he is not available for the next meeting, but that he will get the information and forward it to the group. **Bird** states he will look into zoning in Amherst and New Boston that allows them to have these housing types.

**McKinney** asks **Schwarz** to verify the date of the Town Meeting. **Schwarz** states that she will get the date and send it out.

**Schwarz** passes out the price list from Scott Bourcier of Gale Associates. **McKinney** recommends if we are going to do something like this then let’s send out an RFP for a three-year contract with the Town. **Crosby** states this would really be helpful going forward.

**8:55pm Review of Meeting Minutes August 9, 2022:**

**Quinlan** motions to accept as written, second by **McKinney**, all in favor, motion passed.

**9:00pm Selectmen’s Update:**

54 Weston Hill Rd: Selectmen sent a certified letter on June 21 giving 120 days to comply with the deficiencies identified by the Building Inspector. This makes the deadline October 20, 2022. If they do not comply the building will be locked by the Town and Building Inspector. Lawyers investigated the illegal salvage yard on site waiting to see if they are going to comply before acting.

Town lawyers suggesting a rewrite of our Town Ordinances. **Quinlan** will speak with them again soon and will report back with what they have in mind. **Quinlan** expects it will take at least a year to update. **Bird** states he would like to hear from them what they think needs to be updated as he believes several should be as well.

Strategic Advisory Committee to update the Master Plan. **Quinlan** states the Selectmen worked to deliberately find people who have not been as active in Town Boards and Committees. Will be getting into the Land Use section of the Master Plan **Quinlan** would like to have a Planning Board rep attend the next meeting and assist the SAC. **Bird** says he and **Spalding** will work out which of them will go, **McKinney** states if neither of them can go he will. **Spalding** states that he has concerns as ultimately the Master Plan is the Planning Board’s document. **Bird** states that is correct, but that when the updating of the Master Plan was brought up the Board deferred to the Strategic Advisory Committee. **Quinlan** states those updates will be presented to the Planning Board for review before being accepted.

Quinlan motions to adjourn, second by Spalding

Meeting Adjourned 9:20pm

Next meeting: September 13, 2022

Respectfully submitted,

Rebecca Schwarz

Admin