Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**April 25, 2023**

Present: Chip Spalding, Jim Bird, Zach Johnson, Steve Bennett, Garth Witty, DPW Director Ben Crosby, Fire Ward Kevin Pomeroy

Absent: John Quinlan, David Hall

Called to order: 7:00pm

Bird calls the meeting to order and seats Johnson and Witty.

**7:00pm: Logan Subdivision:**

Carla Logan appeared before the Board with Sam Ingram of Meridian Land Services to discuss a proposed major subdivision of their property on Map 2 Lot 46 – Old Amherst Rd. They are looking to create five 10+ acre lots, two of which (2-46-1 and 2-46-3) will be developed for their children. Plans show test pits, wetlands delineation and proposed driveways. Two of the five lots (2-46 and 2-46-2) will require Wetland Buffer Impacts. There will be further review and Planning Board approval required for these two lots as marked in the notes on the plan. **Bird** asks if the Wetland Buffer Impacts will be at the driveways. **Ingram** states yes, they will be looking at other options, but they noted it in the event impacts are unavoidable. **Bird** asks if they considered an Open Space Subdivision and **Ingram** states they did not, it was always expected to be a Conventional Subdivision with large lots. **Ingram** states that the driveway entrances will require tree and vegetation removal to manage sight distances, and a note has been made on the plan that states a Scenic Road Hearing will be required. **Crosby** states there are some sloping concerns at two of the proposed driveways as well and part of the stone wall will be impacted. **Bird** points out that the numbering needs correction, as when we subdivide in Mont Vernon the parent lot disappears. **Spalding** states that the easy fix would be to renumber 2-46 to 2-46-5. **Bird** asks **Crosby** to aid in verbiage for the requirements for the driveways, sight distances, sloping etc. for the final plans. Schwarz read a letter from Fire Chief Jay Wilson requesting that the Board address water supply for fire protection, a 30,000-gallon usable cistern or sprinklers will be required. The onsite pond is not an acceptable drawing source as the levels are too low and it is a known failed earthen dam. **Bird** reads a letter from Jay Wilson as a resident as well in which he asks if the Conservation Commission has been made aware of this subdivision/hearing. Schwarz states they have been advised and they will be present at a future Scenic Roads hearing. **Bird** states they should also be provided with a copy of the plans. **Spalding** states that there are items on the checklist that are not completed and wonders if the applicant is requesting a waiver for those items. He goes on to list the items missing: location of proposed septic systems (4000 sqft) and 75’ well radius is supposed to be included on the plans, foliage line – **Ingram** points out where that is located. **Bird** asks what the requirement is for a leach bed and **Ingram** states 4000’. **Spalding** goes on with his list referencing lot 2-46-1, the test pit on the plan is within the required 75’ wetland setback so needs to be redone elsewhere. High intensity soil survey or waiver request, a 25’ road maintenance easement should be added along the frontage (25’ from the center line of the road). Be sure to put in clear notes regarding maintenance to cross culverts. Clean up lidar on the pond as the lines are disturbing contour lines, **Bird** suggests they do some exploratory work to see what issues can be identified with the pond. **Pomeroy** states the drain is clogged and not functioning properly. **Spalding** asks that the pipe specifically be addressed and make notes on the plan of where the pipe comes out and what direction it drains, it looks to be the east side. **Ingram** asks if he can add a note regarding any future driveway work and proceed with the two lots to be developed. **Bird** states he would like to do a site walk to inspect. **Ingram** states that *IF* there is future development on that lot swales could be used to control any overflow. **Bird** asks if the intent is to keep the pond and **Logan** states yes, they have reached out to a company to help to save the pond. **Bird** asks **Pomeroy** what would have to happen for the Fire Department to approve using the pond as a drawing source and **Pomeroy** states that the Chief is very against any earthen dam, and **Bird** points out that we have some in Town already and **Pomeroy** states there are some but some of those are failed at this point as well. Water levels are just too low. **Witty** states the water level is 4 feet below what it used to be. **Bird** suggests the owner speak with the FD and see what kind of agreement they can come to, but it sounds like it may not work. The Board will require some sort of fire suppression water source or the applicant may choose to include sprinklers in the homes. Spalding states this should be a note on the plan. **Spalding** states that the seasonal high-water table is quite high. This will affect foundations. He states its going to be challenging, but that is not to say it cannot be done. **Bird** states that our regulations require plans to show all structures within 100’. **Crosby** addresses sight distances that **Bird** asked to be noted on the plan. 2-46-1 has some trees and some sloping that would need to be addressed including a stone wall that would be removed and then replaced. 2-46-3 has the same issues, 2-46-4 has a few trees at the driveway location that would need to be addressed. He advises that no two driveways can be located directly across from each other. **Bird** asks who will be marking the trees and **Crosby** states they can work together. Leo Rauhala of 50 Old Amherst Road asks about a cross culvert running from his property into 2-46-2 or 3 and states that it appears to be clogged and draining poorly. It very often backs up and may need to be addressed. **Spalding** states the last requirement would be 4x36” granite bounds at each change in direction. **Bird** suggests offsetting them from the road outside of the right of way, so the bounds are not damaged by roadwork. Schwarz suggests waiting for these changes to be addressed prior to accepting the application because the wait for corrections will cut into the required 65-day deadline. **Bird** states the Board can accept and await changes so long as the property owner realizes that if these changes are not made and they do not request an extension beyond the 65-day mark the application will be denied. **Logan** and **Ingram** agree. **Spalding** points out that all driveway work will still be subject to driveway applications and the subdivision will be subject to a Scenic Road Hearing as well. **Ingram** asks if the Scenic Roads Hearing can be held concurrently. **Bird** states that the final decision on a Scenic Road Hearing will belong to the Selectmen, but that the Planning Board holds the meetings. **Ingram** states he would like to hold the Scenic Roads Hearing at the next meeting. Schwarz states the Scenic Roads Hearing will need to be noticed for twenty days so the next possible meeting date that hearing could be held is May 23rd. **Bird** requests a site walk this weekend and the Board discusses going individually to avoid a quorum. **Johnson** states the property is posted and Carla **Logan** states that the Planning Board individuals are welcome to walk the property and suggests they park in her driveway across the street to avoid parking on the road.

**Spalding motions to accept the Logan application for subdivision, second by Bennett, no further discussion, all in favor, motion passed.**

**Bennett motions to continue this hearing to May 9, 2023 at 7:30pm, second by Johnson, no further discussion, all in favor, motion passed.**

**8:40pm: Kendall Hill Subdivision follow up:**

Schwarz apprises the board that she spoke with the Fire Chief, and this would be another situation that would require a cistern, or the applicant could choose to sprinkler the homes. The Town owned access road through the open space cannot be used. The impact would be too great on the residents. The only access would be through the existing access easement, which would impact two existing residents and create a private road which would be required to meet Town requirements but would be maintained by the owners and not the Town.

**8:55pm: Officer Elections:**

**Witty motions to reelect the full panel of officers, second by Johnson, no further discussion, all in favor, motion passed.**

**9:05pm: Other Business:**

At Crosby’s request, Schwarz reminds the Board of the Safe Streets and Roads for All grant program the DPW would like to have a survey done on unsafe curves and intersections. There is a committee creation required as part of the grant. **Spalding** and **Bennett** both state they will participate.

**9:10pm Review of Minutes:**

**Johnson motions to accept the minutes as written, seconded by Spalding. No further discussion, Bird abstains, all others in favor, motion passed.**

**Bennett motions to adjourn, seconded by Johnson**

Meeting Adjourned 9:15pm

Next meeting: May 9, 2023

Respectfully submitted,

Rebecca Schwarz

Admin