**MONT VERNON PLANNING BOARD**

**Public Meeting**

**December 14, 2021**

**AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Discussion w/San-Ken Homes on Map 2-49-1 Carleton Rd.

7:45 pm Review of Town Counsel’s Opinion of Proposed Wetlands Ordinance

8:45 pm Other Business

Mail & Announcements

Review of Minutes 11/23/21

9:00 pm Adjournment

**Present:** Jim **Bird,** Steve **Bennett,** Tim **Berry,** Chip **Spalding**

**Absent:** Bill **McKinney,** Dave **Hall,** Rebecca **Schwarz,** Chuck **Anderson,** Eric **Will,** Mike **Lewis**

**7:02 PM – Discussion w/San-Ken Homes re Map 2-49-1 Carleton Road**

**Bird** called the meeting to order and had everyone stand for the Pledge of Allegiance. In attendance was Ken Lehtonen of San-Ken Homes and Jon Rokeh of Rokeh Consulting, LLC. There is a 13-acre parcel they are looking to purchase and are trying to figure out how the zones work for lot sizing. They presented a concept subdivision plan for Map 2-49-1 consisting of 4 lots; Lot 1 is 5.01-acres, Lot 2 is 2.33-acres, Lot 3 is 2.66-acres and Lot 4 is 3.03-acres. The Board discussed calculations and explained that in order to maximize density in Mont Vernon, a High Intensity Soil Survey would need to be done to determine whether this would fall under 2-acre or 5-acre zoning. It was mentioned that supposedly along the road out there were some abandoned barrels from years gone by. It was explained that there is a Wetland Ordinance that may be on the ballot for March. If it passes, there will be a 25’ buffer from all wetlands over 3,000 sq. ft and a 50’ setback (which includes the 25’ buffer) for any buildings or non-permeable surfaces. The issue of fire protection was also discussed. **Bird** explained that generally you need to be 2,000 feet or less from a water source like a cistern or fire pond. We are not allowed to require sprinklers according to the state, but what applicants have done many times is ask for a waiver on a fire pond if they sprinkle the home. We can accept that for major subdivisions which consist of more than three lots. The Board discussed the numbering of subdivided parcels for tax mapping purposes; the mother lot number disappears and the child lots are dash numbers off of that. Ken Lehtonen thanked the Board for taking the time to discuss their conceptual plan.

**7:30 PM**

Ben Crosby questioned the Board on the minor subdivision on Trow Road. The middle lot shows a middle drainage swale on the plan. When they excavated the lot, it changed the flow of the water. They were able to capture 89% of the water on the uphill side of the lot. They are now asking if they have Fieldstone come out and resurvey it, would they be allowed to back off on the size or placement of the middle swale as depicted on the plan. **Bird** stated yes, as long as they do the science that says that the as-built is as good if not better than the original plan at getting the water away from the road. We would ask for an easement which would be recorded with NH Deeds. Because it has to do with the road, we may need to do a site plan review as well. We would also have to approve the as-builts.

**8:00 PM – Review of Town Counsel’s Opinion of Proposed Wetlands Ordinance**

The Board went over the final revisions to the Proposed Wetlands Overlay District and reviewed the Conditional Use Permit in preparation for public hearing. **Berry** motioned to hold a hearing on Tuesday, 1/11/22, to consider the Proposed Wetlands Overlay District seconded by **Bennett.** All in favor.

**9:20 PM – Other Business**

The Board reviewed the minutes of 11/23/21. **Bennett** motioned to accept the minutes as written seconded by **Berry.** All in favor.

**9:45 PM**

As there was no further business before the Board, **Berry** motioned to adjourn seconded by **Bennett.** All in favor.

Respectfully submitted,

Joan Cleary

Administrative Assistant