**MONT VERNON PLANNING BOARD**

**Public Meeting**

**February 8, 2022**

**AGENDA**

 Times are approximate and subject to change without notice.

 7:00 pm Discussion on subdivision of 116 Old Wilton Rd., Dave & Evie Johnson

 8:45 pm Other Business

 Mail & Announcements

 Review of Minutes 1/25/22

 9:00 pm Adjournment

**Present:** Steve **Bennet,** Chip **Spalding,** Tim **Berry,** Bill **McKinney**

**Absent:** Jim **Bird,** Rebecca **Schwarz,** Dave **Hall,** Chuck **Anderson,** Eric **Will,** Mike **Lewis**

**7:00 PM – Discussion of Subdivision of Old Wilton Road, Map 1-1**

**Bennett,** Acting Chair, called the meeting to order and had everyone stand for the Pledge of Allegiance. Present for discussion were Dave and Evie Johnson, 116 Old Wilton Road. They own Map 1-1 on Old Wilton Road consisting of 30.6 acres of undeveloped land. They are interested in subdividing and selling the property and have come before the Board to discuss what the proper steps would be. He presented a feasibility study he had done last summer, which shows the potential for four 5-acre lots. He has since contracted with Fieldstone Land Consultants. The Board walked him through the application process. **Bennett** explained that the slopes and wetlands will determine what he can do with the property. He went on to explain that there is a new Wetlands Ordinance which will be voted on at Town Meeting which will impact his application. It is a fairly lenient Wetlands Ordinance; there are limited setback requirements. **Berry** noted that this property is within the Purgatory Watershed; they will need 5-acres excluding wetlands in order to subdivide. **Spalding** said they should take a look at the different Zoning Districts; this property falls within District 2 and District 3 soils. This would qualify as a major subdivision. Fire protection will be necessary. He went over our Subdivision Regulations, Section III-605.1(a) Survey Phase, Section III 605.1(b) Preliminary Phase and Section III 605.1(c) Final Phase. **Spalding** noted that it is common for the Planning Board to request there is 50’ of right of way easement from an existing road (25’ from center line). It is good planning practice for road improvements for the future. Section III 420.4 of the Zoning Regulations speaks to this. He discussed our Driveway Ordinance and noted that our Road Agent would be pulled in to help with the line off site distance for the future driveways. Joan will email the pertinent information tomorrow. The Johnson’s thanked the Board for the discussion.

**7:30PM – Other Business**

Scott Bourcier of GALE Associates, Inc. was present. He represents a multi-disciplinary engineering firm located in Bedford, NH. They provide planning, design and construction phase services to federal, state, municipal and private clients. They provide 3rd party reviews on lot-line relocation, subdivision and site plan applications. Their services can be as limited to the appraisal of the stormwater analysis, roadway design, traffic analysis, pedestrian safety and/or erosion control. Or, as comprehensive to include Zoning Ordinance, Development Regulations and overall good engineering practices. Mr. Bourcier will email Joan GALE’S portfolio with qualifications and references.

The Board discussed the pros and cons of Detached Accessory Dwelling Units and reviewed RSA 674:72. There is a difference of opinion amongst the Board as to whether we should allow or not.

**8:30 PM**

The Board reviewed the minutes of 1/25/22. **Berry** motioned to approve the minutes as written seconded by **McKinney.** All in favor.

**8:40 PM**

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

Respectfully submitted,

Joan Cleary

Administrative Assistant