**MONT VERNON PLANNING BOARD**

**Public Meeting**

**February 22, 2022**

**AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Continued Discussion w San-Ken Homes on Carleton Rd Lot 2-49-1

7:45 pm Discussion w/Dave Hall re Driveway Permit on Lot Potentially Affected

by Future Wetlands Ordinance

8:45 pm Other Business

Mail & Announcements

Review of Minutes 2/8/22

9:00 pm Adjournment

**Present:** Steve **Bennett,** Acting Chair, Chip **Spalding,** Tim **Berry,** Bill **McKinney,** Dave **Hall**

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

**7:00 PM – Continued Discussion w/San-Ken Properties, Map 2-49-1 Carleton Road**

**Bennett** called the meeting to order and had everyone stand for the Pledge of Allegiance. Ken Lehtonen of San-Ken Properties, LLC was present to continue presenting his conceptual design for a 4-lot subdivision. His engineer, Jon Rokeh of Rokeh Consulting, joined in via phone. San-Ken had the high intensity soil survey done. The Board and Lehtonen went over the conceptual design for the 4-lot subdivision, noting the soils types and wetland areas. They are proposing to create three 2-acre lots and one 5-acre lot. **Spalding** noted that he sees only one cross culvert under Carleton Road. He’d like to know if it’s a corrugated metal pipe or a concrete pipe; we would want to have an easement on that section to be able do maintenance. Kevin Pomeroy stated that he thinks there is at least one other culvert that goes underneath Carleton Road that is probably blocked up. Lehtonen will walk both sides of Carleton Road and try to identify any other culverts. It was noted that they will need to add a note to the plan regarding fire protection. They will also put proposed driveway locations on the plan. **McKinney** noted that when we approved the original subdivision of Lot 2-49, there were several conditions put on future development and subdividing of this land, such as delineation of full wetlands, lot lines, boundary markers, etc. Pomeroy stated that there is a farm dump on the property. Lehtonen said he had seen some cans but didn’t know much about it. Pomeroy said there’s more than just cans. It was an old farm dump; there is some stuff in there that shouldn’t be – it was legal to dump back then but not now. **McKinney** asked if Lehtonen had done any environmental studies on the land; Lehtonen said no. **Spalding** asked if the wetlands were identified by a wetland scientist? Lehtonen said yes, Chris Guida of Fieldstone did both the HISS and the delineation of the wetlands. **Spalding** noted that the new Wetlands Ordinance is on the ballot for town vote; he wants to make sure that Lehtonen understands that as it may impact this project if adopted. Lehtonen thanked the Board for the discussion and will be back on March 8th for their hearing.

**7:45 PM – Discussion w/Dave Hall re Driveway Permit**

Dave Hall came before the Board regarding lots 6-47-7 & 6-47-3 & 6-47-2 on Dutton Circle. Lot 6-47-7 has a slight wetland and he has to get a driveway around it up on to the lot. On January 13th he applied for a driveway permit; he doesn’t know if the Proposed Wetland Ordinance is binding. He has these lots under contract. **Spalding** stated that on the hearing date of January 11th, the Planning Board recommended to submit the final version of the Ordinance to the BOS for posting. That is the date that it becomes binding as potential law for the Town. Unfortunately, the Planning Board does not have the authority to act on granting a Conditional Use Permit until such time that the proposed ordinance passes at Town Meeting. Should the Warrant Article pass at Town Meeting on March 9th, he will have to come and apply for a Conditional Use Permit. Joan will put him on the agenda for March 22, 2022 at 7:00pm.

**8:00PM – Other Business**

The Board went on to discuss affordable housing. **Hall** brought up Summerfield in Amherst. This is a 55+ single family, 2-bedroom detached condo development. **Hall** had done an analysis some years back; they were generating over a million dollars in tax revenue. **McKinney** feels we are missing out on a key market that would bring in a steady tax revenue. He is certainly not advocating for apartments or rental properties, but he thinks that affordable home ownership makes sense in this community. We have our low-end properties that don’t pay their taxes because they don’t want to and then we have our high-end that pays and makes up the difference. We really don’t have much in the mid-range which we really need to start looking at. **Berry** noted that we will never have a commercial tax base; it would be wise to discuss all options and move in some direction towards reconfiguring our residential tax base. **Spalding** brought up the Quarry’s in Milford as an example. They are 1 and 2-bedroom town homes. **Hall** noted that these are condo associations so they maintain their own roads; that’s less impact to the town. **McKinney** made mention of the presentation made by the library this evening. He noted that they scheduled their presentation on the same night as the Planning Board meeting. You would think they would want the Planning Board involved in this. We were not involved in the road project at all and when it finally came to the Planning Board it became a debacle because the Planning Board discovered several issues. They need the Planning Board to support this project. **Spalding** stated that he had made it very clear that we welcome anyone to come to us before they put money into a project; that obviously did not resonate with them. We could have given them some direction; it doesn’t cost them any money to talk to us. **Berry** stated that there is a wall of separation that the State of NH has built between the Library Trustees and the rest of the Municipal Government. Our Library Trustees have taken advantage of that wall of separation and at times have not been very transparent. This is a classic case of that; the design of the access road to the library that they never told the BOS or the Planning Board about. **McKinney** feels they are in a tough position right now. They have the Library Trustees support of the roadway. They still don’t have the Budget Committee or Planning Board support for the roadway. Wouldn’t it be great if they could walk into Town Meeting and state that they have the support of the BOS, the Library, the Budget Committee and Planning Board all supporting this project. Instead, you have this project that’s in limbo now because they keep doing this rather than including everyone. **Berry** noted that they have a plan to construct a 7,600 sq ft library and they have no back up plan. They are going full steam ahead and this town cannot afford a building of that size. At their very first presentation by DSK they stated that this would not cost the taxpayers of this town anything. Now with the new price, the cost of this project is 5.5 million dollars. **Spalding** questioned, after the Planning Board had the chance to review the plan and gave feedback, did we not hire out for an independent review? **Berry** stated that we appropriated some money for the Selectmen to hire Meridian to redesign the road. We were limited as to the changes we could make because we would have jeopardized the wetlands permit by making any substantive changes. **McKinney** stated that it is time the Town takes the position that when we are looking at capital improvement projects that are going to affect the taxpayers, there is absolutely no reason that those projects don’t come to the Planning Board for some type of blessing. They should not be allowed to move forward without Planning Board involvement.

The Board reviewed the minutes of February 8, 2022. **Berry** motioned to approve the minutes as amended seconded by **Hall.** All in favor.

**8:50 PM**

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

Respectfully submitted,

Joan Cleary

Administrative Assistant