

**Mont Vernon Planning Board****Public Meeting Via Zoom****June 8, 2021****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Multiple Dwellings on One Lot / ADUs

Summary Review of current MV Multi Family requirements – J. Bird

Summary of Current Multi Family units in MV – quantity and type, don't need names, (although that is all subject to the sunshine laws) – BOS

Active/Recent Multi-family cases (54/65 Weston Hill)

Discussion – what's working, what's not

8:30 pm Other Business

Mail & Announcements

Review of Minutes 5/25//21

9:00 pm Adjournment

**Present:** Jim Bird, Chip Spalding, Tim Berry, Bill McKinney, Dave Hall, Chuck Anderson

**Absent:** Steve Bennett, Rebecca Schwarz, Eric Will, Mike Lewis, Charles Baker

**7:09 PM – Multiple Dwellings on One Lot/ADU's Review**

**Bird** called the meeting to order and had everyone recite the Pledge of Allegiance. **Bird** noted that in regard to the Wilkin's work on the Class VI road, the opinion of the NHMA legal team is that if we have a culvert agent who calls in the permit for the Wilkin's culvert work on the Class VI road, it should not endanger the status of that as a Class VI road. Attorney Quinn has sent over the waiver of municipal liability which we will forward to Town Counsel for review. It's up to the Selectmen from here on out. **Bird** has been communicating with the NRPC about adding a layer to their database. They currently have a database for each and every lot in town which includes the total tax record. **Bird** feels it would be very convenient if they could archive things like Intent to Cut Permits, Variances, Special Exceptions and Waivers to that database. **Bird** discussed going to hybrid meetings. **McKinney** discussed possibly purchasing an all-inclusive microphone, camera, stereo speaker set up. It is possible to do for relatively cheap money. **Anderson** motioned to support hybrid meetings being broadcast from Town Hall seconded by **Spalding**. All in favor. The Board moved on to lots with multiple dwelling units. **Bird** asked **Berry** how many there are and which are pre-Mont Vernon zoning vs post-Mont Vernon zoning. **Berry** said that we have one on Weston Hill Rd. that has 2 dwelling units on one lot. The property was vacated and sold. The new owner came to the ZBA requesting a Variance. They were denied

permission to occupy the 2<sup>nd</sup> unit; but according to neighbors, they apparently are occupying both dwellings. This is an example of one that post-dates zoning and post-dates a ZBA Decision. There is another one on Old Milford Road with an attached dwelling unit; neither of which were owner-occupied. Our zoning ordinance states that if you want to have an accessory dwelling unit, one of the units must be owner occupied. This person was sent to the ZBA for a Variance and was denied. This also post-dates zoning. On Tater Street there is a property with at least three residences getting mail delivered. On Beech Hill there is an ADU. **Bird** asked what other issues have come up with code enforcement; are we getting too much traffic, too many vehicles, overloaded septic systems, etc. He feels that the problem is enforcement. We need a Code Enforcement Officer who is paid to walk around and be the bad guy. **McKinney** does not feel that people are necessarily blatantly violating an ordinance; he feels that the town has been lax in enforcing our ordinances so maybe people are not fully aware. A lot of people move to NH from other states because we are the Live Free or Die state and they actually assume that we have no rules or regulations. The Selectmen need to look at the amount of money that they are going to put towards legal fees; wouldn't that money be better spent on a more effective Code Enforcement Officer who is educated in state statutes. Court is expensive. With a lot of these things, rather than first turning over to an attorney, there is a 3-step process through a Code Enforcer. He can go through the process of citations, violation letters, threats of fines of \$275 a day; if they don't comply, there's already the violation out there, they are already accruing fines, then it's turned over to the attorney to bring to court. There is much more success in court this way. **Spalding** feels that the Selectmen have a laundry list of challenges they are trying to deal with. He feels the first part is documenting; we should use the NRPC tools offered to help us build a better set of search criteria that allows us to plan better and have better documentation. Multi-family is encouraged by the Town in our zoning through Special Exception. The Selectmen have identified lots of parcels that have multiple units on them that don't currently meet our zoning requirements. If there's multi-family that's working in this town, why don't we reach out and say let's get you compliant. **Hall** brought up as an example a home in town sold a couple of years ago. As the listing agent he wanted to make sure he could represent that this home had a recognized in-law unit; he's not sure that we had an ADU ordinance yet. To find out the history he went to Town Hall and searched the paper file; it is not in an indexed database. We are not using the available technology to be able to index and track these things for future use. We need to start with a system that will allow us to do so. The Board discussed the junkyard issue in town. There are five of concern. The BOS have engaged Town Counsel on this matter. **Bird** noted the concern for our drinking water and our wetlands. The most important thing we can do is clean up these junkyards. These are the real threat; one way or the other these have to be cleaned up.

### **8:30 PM – Other Business**

The Board discussed figuring out what the Town needs are and where we as a Planning Board next want to focus our efforts. **Bird** wants to have something to put up for wetlands protection for next year. A huge component of that is going to be knowing where we are storing large volumes of petrol chemicals, fuels, etc. The people probably most interested are the Fire Department and 1st Responders as all that stuff is hazardous. The model ground water protection ordinance the State put out says that if you're storing things in over 5-gallon containers, let the Town know in order to monitor hazardous chemicals. The Board discussed the option of placing tax liens on properties not in compliance. The Board reviewed the minutes of 5/25/21. **Berry** motioned to approve the minutes as written seconded by **Hall**. All in favor.

### **8:50 PM**

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

Respectfully submitted,

Joan Cleary

Administrative Assistant