

MONT VERNON PLANNING BOARD**Public Meeting****September 28, 2021****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Continued Hearing on Subdivision Plan, 11 Trow Road, Lot 1-43

8:30 pm Other Business

Mail & Announcements

Review of Minutes 9/14/21

9:00 pm Adjournment

Present: Jim Bird, Steve Bennett, Chip Spalding, Tim Berry, Rebecca Schwarz

Absent: Bill McKinney, Dave Hall, Charlie Baker, Eric Will, Chuck Anderson, Mike Lewis

7:00 PM – Continued Hearing on Subdivision Plan @ 11 Trow Road, Lot 1-43

Bird called the meeting to order and had everyone stand for the Pledge of Allegiance. Present for the continued hearing was the applicant, Tom Trow, represented by Mike Ploof of Fieldstone Land Consultants. Ploof went over the items added to the plan:

- Planning Board signature block
- State plane coordinates
- Metes & bounds for new boundary line
- Removed 'proposed' from ROW easement
- Soil Scientist stamp

Bird noted that we received comments from the Road Agent and the Fire Chief. The Road Agent would like to see wording in the maintenance ROW agreement that does not allow the placement of permanent structures or telephone poles within the 25' ROW. **McKinney's** emailed response is that the location of utility poles is standard to be within the public ROW's. This way the municipality can grant pole licensing within its ROW and the utilities need not be forced to acquire easements on each individual lot. Chief Wilson's comments related to fire protection; he questioned does this minor subdivision have to follow water protection requirements? The answer is no. **McKinney's** email response noted that the fire department's concerns could be resolved by the fire wards and town adopting a Rural Fire Water Supply ordinance rather than relying on the Planning Board. The Board did a final review of the plan. **Spalding** motioned to approve the proposed subdivision seconded by **Berry**. All in favor. The Board will sign the mylars and Joan will record with NH Deeds.

7:20 PM – Other Business

Bird presented to the Board a proposal for the Mont Vernon Wetlands Ordinance. Bird combined parts of our earlier proposed draft ordinance along with some literature taken from the Town of Weare's Wetlands Ordinance. The Board discussed revising our current ordinance into something more well-defined and easily understood. There was discussion on Conditional Use Permits, Setbacks, Buffers as well as Exceptions to Buffer and Setback requirements. **Bird** would like to have our finished Wetlands Ordinance be part of a Chapter titled Groundwater Protection. If you look at the State's groundwater protection model ordinance, wetlands protection is part of it. The relevant part to us is the management of hazardous materials and hazardous waste in order to protect our natural resources. The Board agreed that we should make our revisions and send off to NRPC for review/comments. **Bird** will contact Jay Minkarah at NRPC. The Board next reviewed our ADU Ordinance and compared it to the Town of Weare's. There was discussion on detached ADU's and whether there is a need to pursue the option. There was discussion on a property on Weston Hill Road where there are two dwellings being occupied on one parcel, which goes against our zoning and was denied by the ZBA. The Code Enforcer will need to do an inspection in order to determine if a C.O. can be issued. The Board discussed purchasing equipment to enable us to broadcast our meetings to the town. **Bird** will come to the next Selectmen's meeting to discuss. The Board reviewed the minutes from 9/14/21. **Bennett** motioned to approve as amended seconded by **Berry**. All in favor.

9:00 PM

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

Respectfully submitted,

Joan Cleary

Administrative Assistant