

**MONT VERNON PLANNING BOARD****Public Meeting****October 12, 2021****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Wetlands Ordinance Revisions

8:30 pm Other Business

Mail & Announcements

Review of Minutes 9/28/21

9:00 pm Adjournment

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

**Absent:** Bill **McKinney**, Eric **Will**, Chuck **Anderson**, Mike **Lewis**

**7:00 PM – Wetlands Ordinance Revisions**

**Bird** called the meeting to order and had everyone stand for the Pledge of Allegiance. The Board had more discussion on putting cameras into the Meeting Room so as to broadcast our meetings. The Board continued reviewing the proposal for a Wetlands Ordinance to come up with some Conditional Use Permit requirements. **Bird** added in wetlands limits, wetlands buffers and wetlands setbacks which was taken from our conditional use permit criteria that was in the original Wetlands Proposal. **Bird** noted that the Conservation Commission is consulted to give their feedback on any application; however, the Planning Board has the final authority to approve or deny. **Spalding** spoke of the different requirements for a Subdivision vs Non-Residential Site Plan Review. If someone has a project that would have a potential wetland impact, it wouldn't necessarily come before the PB; a building permit would be pulled through the Building Inspector. **Bird** spoke of the challenge of putting together this ordinance. For instance, say this ordinance passes. A year from now someone subdivides and creates two 10-acre lots which may or may not have wet land on them. Do we require that person to go out and do all the soils types on those lots and basically spend the better part of 20K to demarcate all the wetlands, or do we want the option where we can say let's go walk the property and see what you want to do? **Berry** noted that they would already have been asked to demarcate all the wetlands as part of creating those two 10-acre lots. **Bird** stated that we don't want to unnecessarily drive up the costs. **Hall** stated that he thinks that wetland demarcation is par for the course; the high intensity soil survey is the other one where the Planning Board could look and use their judgement as to whether or not it's warranted. **Bennett** suggested that we might differentiate between already developed lots vs undeveloped lots. **Hall** suggested that we should have the Building Dept. include in their building permit application the question, are there any wetlands within 25' and 50' of the proposed structure? If yes, then they get sent to the Planning Board. The Board agrees that this will greatly help with the enforcement of the ordinance. The Board discussed where to put the Conditional Use Permit within the Wetlands Ordinance. The Board will continue to review and compare the proposal with other towns.

**8:30 PM – Other Business**

The Board went over the Important Dates for Local Officials from the NHMA in regards to the last dates for noticing re Town Meeting. The Board reviewed the minutes from 9/28/21. **Berry** motioned to accept as written seconded by **Bird**. 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