

MONT VERNON PLANNING BOARD**Public Meeting Via Zoom****March 9, 2021****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Pomeroy Lot Line Adjustment

8:45 pm Other Business

Mail & Announcements

Review Minutes from 2/23/21

9:00 pm Adjournment

Present: Bill McKinney, Tim Berry, Steve Bennett, Chip Spalding, Charles Baker, Jim Bird

Absent:

7:00 PM – Pomeroy Lot Line Adjustment

McKinney called the meeting to order and had everyone recite the Pledge of Allegiance. Present was Bob Kilmer of Sandford Surveying & Engineering as well as Kevin Pomeroy. The Board reviewed the submitted plan for a lot line adjustment between Kevin and Greg Pomeroy, parcels 2-59 and 2-59-1. Lot 2-59 currently consists of 52.82 acres. The proposal is to take 5.83 acres from parcel 2-59 and add to lot 2-59-1 to create an 11-acre lot. 2-59 will then become 49.5 acres total. This is for keeping with the request in the probate of Keith Pomeroy to create this lot as 11-1cres. He had a sketch with his probate and that's how they created the lot. They are not proposing any improvements to the lot; just changing the area using an existing drill hole over on the side by the graphic scale on the plan. They reset a new pin for his new rear corner and have used the same point out front. **McKinney** noted that we usually try to get some maintenance easements from roadway center, but because of the location of stone walls and edges, there is not a lot of room for maintenance on Secomb Road. Sandford questioned the checklist; items are non-applicable as they are just doing a lot line adjustment. They did not do any contours or wetlands because lot 2-59-1 is already developed; there is no proposed additional development at this time. **Spalding** feels it is best practice to ask the applicant if they are willing to give a maintenance easement for the road; typically, 25' from center line towards owners property. Kevin Pomeroy is not interested at this time. They are just adding on to this lot so that his brother can put his land into current use should he choose to. **McKinney** asked the Board if they feel the need for a completed checklist as this is a fairly simple lot line adjustment, not a subdivision. The Board agreed the checklist is not necessary. **Spalding** noted that we need to see a signature block updated on the plan and also, we need to receive electronically to forward to NRPC for their GIS maps. **Bennet** motioned to conditionally approve pending the signature block and electronic submission, seconded by **Berry**. All in favor, motion passed.

7:20 PM

McKinney submitted our Wetland Ordinance along with Weare's to Jay Minkarah at NRPC for comparison. We are still waiting to hear back from him. The Board reviewed the minutes from 2/23/21. **Berry** motioned to accept the minutes as written seconded by **Bennett**. All in favor, motion passed. **Berry** noted that a matter brought before the Planning Board at our last meeting is a civil matter and the resident was advised to contact a land attorney. **McKinney** reminded the Board that at our next meeting we will need to elect Chair, Vice Chair and Secretary.

7:30 PM

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

Respectfully submitted,

Joan Cleary

Administrative Assistant