Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**May 23, 2023**

Present: Chip Spalding, Jim Bird, Zach Johnson, Steve Bennett, DPW Director Ben Crosby, Fire Chief Jay Wilson, Adrienne Pencacik Conservation Commission Chair, Sam Ingram from Meridian Land Services, David and Carla Logan

Absent: David Hall, Garth Witty, John Quinlan

Called to order: 7:00pm.

**7:00pm: Public Time:**

The Board discusses a property in town that are shown as two tracts on one deed but listed as one lot with the Town. Possibly was two at one time and was merged. This should be researched by the property owner and if it were an involuntary merger the owner could request a separation at the Planning Board.

**7:15pm Logan Subdivision Hearing - continued:**

David Logan makes a statement to the Board regarding his plans for the property for the future and states he believes requiring fire protection is an unfair expense. He asks the Board to consider an exception on the two houses they are building currently and make a note to require them on the remaining houses that may be built in the future. **Spalding** asks if he had considered a 3-lot subdivision versus a 5-lot, as that would eliminate the fire suppression requirements. Logan states they did think about it, but they like the insurance of having an extra property to be able to sell in case they need to in the future. **Bird** states that he understands the mindset, but it is a 5-lot subdivision and therefore fire suppression is required. Sam Ingram hands out updated plans. **Bird** confirms all items previously requested are included. Jay Wilson states that if the Planning Board sets a precedent of offering waivers, they are creating a slippery slope. The most cost-effective option in this case would be sprinklers, since the applicant is only planning to build on two lots, and while it is expensive, it is the best protection for themselves and any future houses that could be going on those lots. **Spalding** asks that the letter from the Fire Department be read into the minutes **Bennett** reads the letter to the room, (attached below). David Logan states that at the end of the day this all costs money. Logan asks again for the Board to consider a waiver on the first two homes and require protection in the remaining homes. The Board declines, this is against Town regulations. Logan asks if they reduce the number of planned lots to three, would they be able to avoid the fire suppression requirement? The Board says yes. Logan asks if they can make the change today and get an approval, and **Bird** states we need the plans in front of us to review them and vote on them. The applicant requests that the meeting is continued to June 13, 2023, at 7:15pm. Ingram is advised to send an electronic copy of the updates prior to the meeting.

**Johnson motions to continue the meeting to June 13, 7:15pm, second by Bennett, no further discussion, all in favor, motion passed.**

**8:15pm Logan Scenic Roads Hearing:**

Adrienne Pencacik of the Conservation Commission states there are significant wetlands on the property as well as stone walls, and large trees and they ask that those be preserved, and all laws are abided by when planning to build. As no Wetlands Permits have been filed yet they are unable to comment but they will be in touch once those permits are filed. Pencacik also advises the applicants of Japanese Knotweed, which is an issue in the area. The Conservation Commission asks that any cleanup of that is not added to the Town brush pile, and it is not burned. Crosby states that there will be some trees removed for sight distance requirements. **Meeting closed at 8:25pm.**

**8:30pm: Other Business:**

Spalding asks if the library is coming to a meeting soon and Schwarz states that Bill McKinney had requested time at the next meeting for a non-residential site plan review for the library and when fees were due to make the proper notices. He was advised the application and notice fees needed to be in by noon on the 23rd, but they were not received so we have missed the deadline for posting in the paper. Schwarz asks the Board to advise. **Bird** states the application fees would be waived, but the notices should be paid by the applicant. The Board agrees. **Spalding** asks if we have received an application and Schwarz says no. **Spalding** asks how we will approach this application as far as abutters and department notices etc. and **Bird** states just as we do any other entity. **Spalding** states we should vote, even if it is non-binding, as that is what the applicant is asking for, and he feels that those involved with the library planning should recuse themselves. **Bennett** states he feels that the new library plan has been beat to death already and though **Spalding’s** points may not be wrong, they have been heard before. **Spalding** states he was asked to speak to the engineering of it, so he did. Pencacik asks if the Planning Board has a rep at the Selectmen’s monthly team meetings for this project and the Board states no. Pencacik states that **Quinlan** had gone to a Conservation Commission meeting and states he would be getting reps of the Library Building Committee, Library Trustees, and Cemetery Trustees together with the Conservation Commission to have a sort of monthly meeting of the minds to keep things moving forward and she assumed the Planning Board would have been invited. **Spalding** states that he feels that is what a Planning Board hearing is for, to bring all groups involved together to discuss it. **Bennett** states the hearing cannot be held on the 13th because it has not been properly noticed, and **Bird** asks what date to schedule it. **Spalding** states we do not have an application. **Bennett** refers to RSA 674:54 which states Town Entities should provide a written notification, including plans, specs, explanations of proposal, statement of the governmental nature of the proposed use, and a proposed construction schedule. It also explains the review process. **Bird** states he feels they want a vote at the hearing, **Bennett** and **Johnson** state according to the RSA that is not the process. The Board advises Schwarz to refer Bill McKinney to the RSA for the process of requesting a hearing on this matter. We can waive the application fee, but we cannot waive the fees to the Postmaster, or the newspaper.

**Bird** advises the group that he would like to add clarifying the Fire Protection requirements to the 2023 Action Items to make it easier to understand and to define the Fire Codes they’re based on.

**9:00pm Review of Minutes:**

**Bennett motions to accept the minutes as written, seconded by Johnson. No further discussion, all others in favor, motion passed.**

**Bennett motions to adjourn, seconded by**

Meeting Adjourned 9:20pm

Next meeting: June 13, 2023

Respectfully submitted,

Rebecca Schwarz

Admin