Not Approved

**Minutes**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**October 24, 2023**

Present: Jim Bird, Steve Bennett (until 8:00pm), Jay Goodell, John Quinlan, Christina Johantgen, Michael Antonucci, Garth Witty (until 8:00pm)

Absent: Steve Bennett and Garth Witty (after 8:00pm)

Community Members: Cindy Raspiller, Jane King, Larry Breckenridge, Christine Hamilton, Anne Dodd, Bill McKinney, Scott Foster, Turnstone rep

**7:00 pm: Bird** calls the meeting to order.

**7:00 pm: San -Ken TEG Holdings Application for 3-lot Subdivision on Salisbury Rd.**

The Board reviews an application by San-Ken Homes / TEG Holdings for a 3-lot subdivision on Salisbury Rd. at Map 6 Lot 12. Upon review the Board determines there is no regional impact and specifies the following updates to the plan presented:

* Lot numbering should be corrected to 12-1, 12-2, 12-3
* Culvert maintenance easements should be added (3 qty)
* South Branch Piscataquog Watershed should be noted
* Dry Hydrant should be shown on the plan
* The northerly Tarn Rd. shown should be deleted
* Show upland of each lot
* Granite bounds should be shown, or a waiver request made
* Stump hauling should be noted
* Rev. box to be updated with what is now the second revision

**Bennett motioned to accept the application, seconded by Quinlan. No further discussion, all in favor, motion passed. Meeting continued to November 14, 2023, at 8:00pm.**

**8:00 pm: Daland Library Plan Review for Comment**

**Bennett** recuses himself for this hearing.

Members from the Library Charitable Foundation, Trustees and Building Committee came before the Board to present their ongoing plans for the new library building. The Planning Board has no authority to approve or deny an application, but they would like a statement of support or at the very least a statement that the Board is not against the plan. **Bird** states this is not possible. The Board will review the plans and make statements as to how the proposed plans follow current regulations. The Board asks the following clarifying questions:

**Bird** asks if this is the same plan that we have seen for the last few years. **McKinney** states that the plans are the same except for the side of the road the utilities poles are on because crossing the roadway costs more money.

Re: drainage plan – underground road drainage – **Bird** asks what this means for maintenance in the way of cost? We do not have any drainage of this sort in Mont Vernon. **McKinney** states he hesitates to call it a roadway because it’s really a driveway to the cemetery and the new library. However, it depends upon the roadway and how it’s built. **Raspiller** states there has been discussion on the cost to clean the drainage system and the frequency of cleaning required, but she states that the cost (while she hesitates to state it without her documentation present) was not insurmountable. **Bird** states that a number is better than an assumption. **Goodell** asks for a list of what the required steps are for cleaning and maintaining this drainage.

**Goodell** states that the road location is a challenge. He was just out walking the path this weekend and the area is incredibly wet and he’s concerned about the possibility of building a road out there and it lasting.

**Bird** clarifies that the road is separate from the library and **McKinney** and **Quinlan** agree. **McKinney** states that the only thing the library needs is the parking lot. He further states that Conservation has commented that this would be a great location for a trailhead.

**Bird** asks for the number of parking spaces and is told 35. **Bird** asks where this number came from and is told that this is what the designer recommended for this type of building use.

**Bird** asks if the Conservation Commission is happy with the plan and **Raspiller** states that they have met several times and she feels they are happy. She states that they were invited tonight and are not in attendance.

**Bird** asks if the Fire Department is happy regarding the sprinklers. **McKinney** states that is still a discussion that is underway. He hopes to have a resolution very soon.

**Goodell** asks for clarification on the history. **McKinney** states that sprinklers are not required by the state for this building for this type of occupancy but that the Fire Chief wants them. **McKinney** states that the number of exits and the early warning fire system installed exceeds code.

**Goodell** asks if the exclusion of fire suppression is in line with the rest of the Town buildings where the discussion leans toward sprinkling all Town Buildings. **McKinney** states that it is a want versus a need, and it is a matter of opinion. Look back at the number of years we’ve had a library and we haven’t had a fire.

**Goodell** asks if there is anything unique about this building that makes it more or less “fireproof” than our other Town Buildings and **Quinlan** states just based on the new and modern materials used it would be. **McKinney** states the design would presumably make it more fireproof than the current library. **Dodd** states that she would note that the HVAC is outside of the building. **Hamilton** points out that the sprinkler system has the potential to fail and cause damage to the books and building. **McKinney** agrees stating that a broken sprinkler pipe or head could cause damage.

**Goodell** asks if there are any other changes being looked at now and **McKinney** states that as they continue with their value engineering, they may reduce landscaping etc. but ultimately, he doesn’t expect the project to change much. They are looking at what is really needed for the community and what can they delay and really, they can only delay the landscaping.

**Bird** asks what the total square footage of the building is and **Raspiller** states 7600. **Breckenridge** states that it is awfully hard to save money on these buildings, you get to a certain size and reducing the square footage will not reduce the cost since you still need a foundation and HVAC, sitework and infrastructure.

**Goodell** asks why, if the parking lot is for the library is it included in the plan for the road? **McKinney** states that it will be a parking lot used for multiple purposes. He likes to consider the road a road to the cemetery that they just happen to be building a library on.

**Goodell** asks if that means the road will continue past the library and is told no, it leads right to the library site. **Quinlan** states that currently the road leads to the very edge of the library’s property, so once the cemetery is ready to start construction in approximately, 5 years, the Town will have to extend the road further to accommodate.

**Goodell** asks again, why it is being marketed as a cemetery road and **Raspiller** states that the NEH Challenge grant they received, as well as the private donor money is meant for the library building only, so they cannot pay for the road from their funds.

**McKinney** states that for their building permit there is a checkbox for Planning Board approval, but being that this is a Town project, the library does not need the Planning Boards approval, however, it would be nice if they could get a statement that shows the Planning Board is not against the project. Just something that would help the Building Inspector move forward with his plan review and approval. **Bird** states that any conflicts with zoning have been thoroughly discussed, and we’ve all agreed we would have done things differently in the beginning if we could. The Board is here to review and discuss, but the Board will not be making a statement for or against approval of the project.

**Goodell** asks who will be bearing the cost of maintenance for the building and the road and the parking lot. **Quinlan** states that everything built on that land will be town owned and therefore town maintained. **Schwarz** asks if the parking lot should be referred to as a municipal lot and **Quinlan** states yes. **Quinlan** states that the land was originally purchased using funds from the library trustees, cemetery trustees and the Town, but ultimately, it all belongs to the Town. He further states that the Town has never done a project this ambitious, so that makes it unusual. He believes this whole area in a few years will be cleared and have a park area and trails and it will just be beautiful. **Raspiller** states that their chosen architect presented this area as the new “centerpiece of the village”.

**Bird** states that the Board will consider and compose any comments it may have and release a report in 30 days. **Bird** asks who the report goes to and **Schwarz** states she believes it gets released to the public. It goes on the website and will be sent to all boards for review.

**9:00pm Other Business:**

**Schwarz** informs **Bird** that on Monday there is a Strategic Advisory Committee CIP presentation at the Fire Station and the Planning Board is expected to attend.

**Schwarz** informs the group that **Soboliev** and **Goodell** signed up for the Short-Term Rentals training.

**Schwarz** states that since Zach Johnson was the Planning Board rep to the Heritage Commission the Board will have to look at its membership and decide who to appoint to that position there.

**9:15pm: Review of Minutes:**

**Quinlan motions to approve the minutes as written, second by Goodell, no further discussion, all in favor, motion passed.**

**As there is no other business before the Board, Quinlan motions to adjourn, second by Goodell.**

Meeting Adjourned 9:20 pm

Next meeting: November 14, 2023

Respectfully submitted,

Rebecca Schwarz