

## **MONT VERNON PLANNING BOARD**

### **Public Meeting Via Zoom**

**April 27, 2021**

## **AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Discussion w/Eileen Naber Purgatory Watershed

7:20 pm Library Committee Discussion on Warrant Article for Road Design

### **Home Business Special Exceptions**

Summary Review of current SE requirements – J. Bird

Summary of Current Home Business SE's in MV – quantity and type, don't need names, (although that is all subject to the sunshine laws) – BOS

Active/Recent Home Business SE

Discussion – what's working, what's not

Next Steps

### **Multiple Dwellings on One Lot / ADUs**

Summary Review of current MV Multi Family requirements – J. Bird

Summary of Current Multi Family units in MV – quantity and type, don't need names, (although that is all subject to the sunshine laws) – BOS

Active/Recent Multi-family cases (54/65 Weston Hill)

Discussion – what's working, what's not

Next Steps

Wetlands Ordinance – will provide update and feedback from Jay Minkarah

8:45 pm Other Business

Mail & Announcements

Review of Minutes 4/13/21

9:00 pm Adjournment

**Present:** Jim Bird, Steve Bennett, Chip Spalding, Tim Berry, Dave Hall, Chuck Anderson, Bill McKinney

**Absent:** Rebecca Schwarz, Charles Baker, Eric Will, Mike Lewis

### **7:00 PM – Discussion w/Eileen Naber on Purgatory Watershed**

**Bird** opened the meeting and had everyone recite the Pledge of Allegiance. Eileen Naber questioned how do you determine whether or not part of a particular parcel of land is in the Purgatory Watershed. **Bird** stated that the state has done some very accurate aerial topography recording; short of hiring an engineer, the state maps would be a good place to look. **Spalding** suggested that she go onto NRPC and use their watershed overlay map.

### **7:15 PM – Library Committee Discussion on Warrant Article for Road Design**

**Bird** stated that the goal is to come up with wording and dollar amount for a Warrant Article to request funds for engineering review of a road. Raspiller gave a brief overview of the history of the project. In 2015 a study was done on the downtown buildings. In 2018 the town voted to purchase the existing library building from the Daland Trust. Part of the vision of that was that it could serve as swing space during the refurbishment of both the Town Hall and the McCollom Building. Also in 2018, the town voted to take 45K out of the Library Capital Reserve to do the initial conceptual design of the site including drainage, septic and conceptual drawings for the new Library itself. An RFP was sent out to 10 local architects who specialize in library design. DSK was chosen for the project. They took the information from the Library Needs Assessment and came up with the site layout and conceptual design of the library. The final site selection was heavily driven by the wetlands. In 2019 the town voted for another 25K of engineering in order to finalize the site design and get a better sense of the road. This would be a town road, built and maintained by the town, servicing both the library and the cemetery. During that time, they make the road project more difficult and expensive. They approached the Select Board and with their blessing and the help of the Cemetery Trustees, who kicked in an additional 14K, they were able to do not only the work envisioned by the Warrant Article but also applied for the three necessary permits through the state. In 2020 they put together an RFP for the road to get a grasp of the cost of the road. At that point it was suggested that the Planning Board be brought in to review the road design. There was a productive site walk done on Saturday. We need to approve some additional engineering funds to address the concerns raised and make sure that we end up with a cost effective, maintainable road for the town. The Library Trustees very much want to build a library. They understand that they need a road on which the library will be sited in order to do that effectively. There is a separate organization, the MV Library Charitable Foundation, that has been raising funds for this project. They are about halfway to the overall goal at this point. There is a time constraint on one of the gifts received; they are one year into a 5-year time window which lines up with the 5-year time window on the permits in hand. **Bird** asked if there are any cost estimates. **Berry** stated that 53K has been spent to date for road engineering. We should talk to Meridian and try to get a handle on how to change the design to address the concerns from the Planning Board regarding the drainage and the sidewalk. **Bird** wants a ballpark figure from Meridian to revisit the design, without risking the existing permit, to rearrange the drainage to be a true gravity open system. **Berry** said the proposed parking lot is in the designated wetlands. He wants to question Meridian if it would be feasible to curb the parking lot and put a cut in the curb to let water run into a retention pond on top of the existing wetland. **Bird** will reach out to Spencer Tate with Meridian and report back to **Berry** so they can get the Warrant Article written. **Spalding** went over the challenges on the road design. He feels the limitations of boundary lines and wetlands may make an open drainage system impossible.

### **8:05 PM – Home Business/Special Exceptions Review**

The Board went over Section I-406.4.3 of the Mont Vernon Regulations. **Berry** feels we need to refine the definition of 'home business' because there are a lot of people who technically work from home but do not have customers coming to their home to do business. **Bird** feels we need to figure out what we want to regulate; what's working and what's not? How do we implement a set of regulations for that? **Anderson** discussed having a threshold with traffic/people coming to their house. Roberge feels we need clarification; if a complaint comes in the Select Board needs to act on it. Who does not work from home these days? **Bennett** has seen a number of zoning ordinances that differentiate between home businesses, home occupations, or home shops. He that once you're no longer invisible; when you move over to the true commercial sector, i.e., you've got a ton of outside storage containers or heavy equipment that is visible from the street. that should trigger the need for a Special Exception. The Board will look at what other town's have for their Home Business regulations. Roberge

questioned the Board's interpretation of multi-family dwellings. The ZBA denied a request for variance to have two single family residences on one piece of property. The question is, can the property be sold as a single-family property with two separate structures? **Bird** asked do they have a certificate of occupancy as a residence for both structures – only those structures that have a c/o as a residence can be considered living quarters. If they do, he doesn't feel we have much choice but to say yes. The Board discussed Section III-420.4 of the regulations, Right-of-Way.

### **9:10 PM – Other Business**

The Board reviewed the minutes of April 13, 2021. **Bennett** motioned to approve the minutes as written seconded by **Berry**. All in favor.

### **9:15 PM**

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

Respectfully submitted,

Joan Cleary

Administrative Assistant