Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting June 14, 2022**

Times are approximate and subject to change without notice.

7:00pm Discussion with Scott Bourcier of GALE Associates, Inc,

Discussion on Proposed Library Site

8:00pm Other Business

Mail and Announcements Review of Minutes 5/24/2022

9:00pm Adjournment

Present: Jim Bird, Steve Bennett, Bill McKinney, John Quinlan

Community Members Present: Bonnie Angulas, Cindy Raspiller, Jane King, Eileen Naber, Ben Crosby, Sean Mamone

Absent: Chip Spalding, Dave Hall

Called to order: 7:00pm

7:00pm Discussion with Scott Bourcier of GALE Associates, Inc.

Mr. **Bourcier** introduced himself as a Technical Review service for the Planning Board assisting with items such as subdivisions, infrastructure, and construction at the developer's expense. **Bennett** asks for a fee schedule and **Bourcier** states he will get one to the Board. **Bennett** states he has worked with **Bourcier** in the past, although they've never met in person. **Bennett** asks about environmental review possibilities and **Bourcier** states that they do not offer those services in house but they do consult with GZA GeoEnvironmental. Items handled in house may include: road design, drainage, water, sewer, setbacks, sightlines, general development construction, pre and post analysis for any site developments, landscaping etc. **Bird** states that historically the biggest challenge has been having roads developed properly and inspected at the proper times as they're being built. **Bourcier** states the process could be consulted on by GALE Associates, Inc from the planning phase through acceptance. They are onsite throughout the process for random inspections as well as sending milestone letters etc. to keep the project on spec and on track. Conversation continues as to the step by step process of consulting services. **Bennett** states he would still like to see the fee schedule. **Bourcier** leaves his card to exchange emails and forward the schedule via email.

7:30pm Discussion on Proposed Library Site

**Raspiller** states they would like to see what they need to do to ensure the Planning Board’s support at Town Meeting next year. States that the property does contain a lot of wetlands, (which required obtaining a wetlands permit) as well as a lot of ledge. Current Site Permits are good until 2025 and there is a million dollar donation we will lose if ground isn’t broken before 2024. Plans have changed a few times as to where the building is to be located on the property. One of those plans included having the building closer to Grand Hill Rd. which would eliminate the need for a road to the library at all, but then you wouldn’t have a road to the cemetery. **McKinney** states that he suggested they come before the Planning Board in order to form a good plan that all Boards and Commissions could agree was a good plan and support at Town Meeting. **Raspiller** states that whatever is done in the end, she would prefer for it not to be a surprise at Town Meeting. **McKinney** asks if they have looked into a potential permit extension. **Raspiller** states they have not, but they are willing to. **McKinney** says he would suggest that, especially with a deadline approaching and it can be a 1-2 year process. **McKinney** states he has a hard time agreeing with the suggested changes from **Spalding**. States it is doable, but it may not be the best options because of the necessary meandering path of the road. Asks **Crosby**, what is the current linear feet cost of a roadway. **Crosby** states asphalt is currently at $91.05/ton. Reclaiming is $2.20/sqyd and 2022 costs per sqft for building a road ranges from $1.25 to $15. **Bird** asks and what the usual width of a road is. **Crosby** states 22’. **Bird** asks if there are wetlands showing on the areas with ledge. **Raspiller** states there are wetlands. **Quinlan** states there is a stream in that area that runs about 2/3 of the year. **Raspiller** states one action item may be to have the Cemetery Trustees map their portion of the lot as well. **Bird** states he expects the question to come up of the price difference for the other locations of the building and road. **Raspiller** states they did ask for a guess and they did not receive an actual number, just the statement was that the road is designed in the best place. States that the one reason they didn’t think that was a great option in the first place is that the walkability of the downtown area would be affected. Once the entrance to the Library is placed on Weston Hill Rd, no one will be walking to the Library anymore. **Bird** agrees and says then sidewalks would have to be added etc adding to the expense. **Raspiller** states the vision of the library being an extension of the green and village as it is now, and they want a new library badly enough they would probably be willing to give that up, but as a private citizen she likes the notion of connecting it. **McKinney** says as far as access, you could get a road across from Mason Rd. off of Weston Hill, with access to the library at a T intersection. Walkability could be accomplished with a walking trail. States that is not the way he feels is appropriate, just stating it could work. The expense of that is going to be very expensive, and the ledge will be expensive to get rid of. States the concern with where the road is currently planned is the longevity of the road. **Crosby** states his understanding is that there is standing water in the culverts 80% of the time. In the winter that will freeze and there will be flooding in the pipes. The Board feels raising the road is not a good option either as the higher the road is raised, the wider it needs to be, disturbing more area around it. **Bird** states he knows the question is going to come up of “how much more?” and even if it’s just an idea given based on similar roads etc. At least there would be something to compare the costs to. **Raspiller** states that she thinks it is doable. **Angulas** asks, are you saying you want the Select Board to request that information? **Quinlan** states yes, ultimately it is the Select Boards responsibility. **Raspiller** states it is kind of the responsibility of both because the library would want the information too. **Naber** asks if they have looked at the entire property, including the cemetery plot and found if there wasn’t maybe a better spot. **Raspiller** states Lou has been very gracious in considering swapping etc. **Bird** asks if there is a Wetlands Map for the whole lot and **Raspiller** states no, the library paid for this map. **Quinlan** states there will be another meeting of all the involved parties in July so we can start looking at the project as a whole. **Bird** states time is not on our side. Anything we can do while getting the other part of the property mapped. Anything we can get on what a potential cost would be for putting the library above the pond and coming in from somewhere along Mason Rd. **Angulas** asks are you asking the library to revisit changing the site and paying for new designs, engineering etc? **Bird** states yes to the site change. **Raspiller** states it would not mean new designs, he’s looking for the answer to what if we did it this way instead. **Bird** agrees, it is more about determining the projected difference in cost. **Mamone** states if the road ends up going where it is currently planned he would like to see an engineer’s stamp regarding sight lines. **Mamone** suggests the Carriage Road access. **Quinlan** states it is only for DPW access and cannot be used as a road. **Angulas** states it was already explored and that it is a secondary access road never to be used by other than the DPW. **Bird** lists action items:

Permit Extension

Rough order of magnitude for the original location/road versus new proposed location/road

Cemetery Wetlands Study/mapping

Building estimates for the existing plan in the new proposed location

8:10pm Other Business

SAN-KEN requests note 12 update to read "pre-1981 'farm dump". **Bennett** states that there is no need for a date. The agreement was to follow the ruling of NHDES and that is what the note should state, exactly as written in the meeting minutes.

The Selectmen voted on 6/7 to remove inactive members from the Planning Board. These two members are Mike Lewis and Eric Will. The Board of Selectmen will send letters out to these members. Joan Cleary has been promoted to Town Administrator and Rebecca Schwarz has been hired as the Administrative Assistant and will be Cleary's replacement as the Planning Board Admin. As such, **Schwarz** has resigned from her position as an Alternate on the Planning Board.

**Bennett** motions to accept the May 24, 2022 minutes as written, second by **Quinlan**, no further discussion, all in favor, motion passed.

Meeting Adjourned 8:25pm

Respectfully submitted,

Rebecca Schwarz

Admin