

## MONT VERNON PLANNING BOARD

Mont Vernon, NH 03057

MEETING MINUTES –Tuesday, January 12, 2016

## AGENDA

7:00PM Camille Pattison, NRPC

Mixed Use Zoning

7:30PM Mail and Announcements

Review of minutes from 12/8/2015

8:00PM Population Chapter Master Plan

9:00PM Adjournment

Seated: Chris Aiston, Chairman, John Quinlan, Annette Immorlica, Chip Spalding, Bill McKinney

Absent: Andy Brown, Jim Bird

7:03 PM

Aiston called the meeting to order. Camille Pattison from NRPC was present to begin work on the mixed use zoning presentation for town meeting. Pattison stated she'd read through the work the board had previously done on the possible proposed zoning. Pattison brought maps of Mont Vernon for the board to work on. Spalding asked if it would be possible to include all of the town on the map, so that way all town residents could locate their property in relation to the area under discussion. McKinney proposed having a separate map with the whole town. Pattison asked about including parcel IDs on all the lots. Quinlan asked for the parcel IDs to be included. The board and Pattison discussed uses allowed in the current limited commercial district. Pattison asked what sort of businesses the board is looking to attract. Spalding stated the board should look at what's currently allowed in limited commercial, and strike out the things they aren't interested in for the new mixed use zoning. After discussing the language listed in the limited commercial district, McKinney suggested changing the wording of drugs and stationery to pharmacy and office supplies. Immorlica suggested adding "small scale" to hardware, as a way to possibly limit larger big box stores. Pattison also suggested adding a maximum square foot limitation to help limit big box stores. Aiston asked where the square footage limitation would go; Pattison stated there could be a blanket limit set, but then the limited commercial area might want to allow for a larger square footage limit. Pattison stated she would look and see how other towns handle that issue. Aiston questioned the "including but not limited to" list. McKinney stated having those items listed helped clarify the intent. Spalding offered a positive comment on Immorlica's comment at the last meeting concerning business vs. commercial. McKinney stated he preferred the term business over commercial. Immorlica wondered if all towns have to have a commercial zone, and if the town would be out of compliance with the state. Pattison stated it's generally more an issue when towns have a blanket prohibition of something, rather than not offering an area. She mentioned she'd never seen that come up before. Spalding wondered if it would be possible to change the limited commercial to be in line with the new small business zone. Pattison stated it would likely be best to leave it as-is, that way the limited commercial district would allow for a different sort of businesses than what the board is looking for in the town center area. Pattison suggested as a way to avoid repetition, the board could give a list of allowed businesses in the new town center area, and then have that be allowed in the limited commercial area, plus whatever other allowed businesses would be acceptable there. Immorlica questioned the item in limited commercial that mentions overnight boarding of animals, since dogs barking could be noisy. Aiston pointed out the paragraph specifically mentions veterinary clinics, not a stand-alone dog day care. Pattison summarized by stating the board seemed happy with the uses stated in I 405.2 a - I 405.2 c. She also mentioned the board's preference of the term business over commercial. Immorlica wondered about the suggestion of creating a corridor along Route 13. Quinlan stated there are many wetlands out in that area, so it may not be a suitable area for a business corridor. Pattison asked about I 405-2 I, which mentions general repair shops for bikes, jewelry, clocks, tvs and small appliances. Immorlica asked about listing prohibited uses. Pattison stated listing prohibited uses is allowed. Quinlan suggested that might be a better approach. Quinlan also mentioned that since each lot in the town center is already non-conforming, the town would not allow anything to be done

that would make them more non-conforming. No buildings would be allowed to be torn down, any work done would need to happen within the existing buildings. Pattison suggested a scenario where a fire happens to a home on Main Street, a total gut where the building is destroyed. If a Dunkin Donuts wanted to come in to that space, would they be subject to any certain restrictions? Quinlan stated they would be restricted to using the same footprint of the building that had been lost. Pattison also asked about creating an addition to an existing building. Quinlan pointed out that would be making a non-conforming lot more non-conforming, which would not be allowed. Spalding suggested nailing down three options for the proposed business district area to present at Town Meeting. He offered the following as suggestions: the first option could be using the same boundary as the Historic District. The second option could be following route 13, using a setback. Spalding stated a third option could be an area in the center of town, somehow combining the residential and historic district. The board discussed the options, and Pattison took out a map so the areas could be marked on the map. The board decided on offering the following suggestions: 1. using the historic district as a boundary. 2. a corridor along Route 13, to the New Boston Border. 3. The Francestown turnpike, out to the New Boston town line. Spalding stated any combination of the options could ultimately be utilized, but they need to be separate for the presentation. Immorlica stated that in addition to the presentation, an education campaign will be important. Spalding suggested giving three green dots and three red dots to everyone who attends Town Meeting, and having a map for them to put the dots on to offer anonymous feedback on the options. Pattison stated that's a great visual feedback. Immorlica asked about publicity prior to town meeting, mentioning the Town Website as well as the Chatter page on Facebook. Pattison stated those were good ideas. Immorlica asked about having an article in the Amherst Citizen prior to Town Meeting. Pattison stated she would take the options back to the GIS staff at NRPC and have them draw up the boundaries for the options on the map. Pattison stated the next goal should be to have an outline for the presentation for the next time she comes to the Planning Board meeting on Feb. 9. McKinney offered to send Pattison the template from the Building Use committee presentation that had been so well received. Spalding suggested making sure the scale of the map will be large enough to be able to have space for everyone's dots. Aiston suggested having three separate maps so that residents could simply place the dots anywhere on the map. Pattison stated it would be simple to use the same map and turn layers on and off to print the three options. Spalding stated it will be important to offer both red and green dots to capture both support for an option and opposition to an option. (8:07PM – Quinlan left the meeting) Pattison stated that the Feb. 9 meeting she will bring the three maps, one with each of the options. Pattison asked about shifting the focus of the map upwards, and cutting off the area showing the Milford border. Spalding stated having one entire town map showing all three of the options on the map would be helpful; then the three additional maps to show the three specific areas for the options. The board asked Pattison to show the Historic District on the entire-town map as an inset, for reference. Immorlica asked about discussing the Population Chapter at the next Planning Board meeting, and also mentioned she and JoAnn Draghetti will start work on the Wildlife Chapter. (8:16PM – Immorlica left the meeting) Pattison asked about providing photos of both Mont Vernon and other surrounding communities. The AA stated she is still willing to drive around and take photos. Aiston asked the AA if she would be able to take pictures on the following day, while the evening's snowfall is still fresh and pretty. Pattison asked about historic photos; Spalding showed Pattison one of the books published by the Historical Museum that shows some of the old photos of the town showing the extent of the businesses in the town center. The AA stated she would see about getting up into the Historical Museum to get access to the old photos. Pattison asked how many slides the board was aiming to have in the presentation, typically seeing an average of one slide per minute. Aiston stated they will have 10-15 minutes for the presentation, so they need to work within that time frame. Spalding asked about the wording for the name of the district. McKinney again mentioned using commercial will turn people off. Pattison suggested Town Center Business Zone, or just business zone, considering not all the options are in the Town Center. McKinney suggested adding limited, to make it Limited Business zone. Aiston pointed out it still needs to reflect the mixed use intent, allowing residential and business. Pattison asked if this proposal would be an overlay or a new zone. The board discussed the options of having it be an overlay or a new zone. Spalding suggested offering just the options for the area at the presentation, then go forward from there and work on the language after the presentation. Pattison suggested adding a fourth option which includes both the historic district as well as the residential district. Pattison stated if that option was chosen, the board could then in the future repeal the boundary of the residential area, and have it replaced with the mixed use zone. Aiston expressed concern over fitting the presentation for Town Meeting into a 10-15 minute time frame. Spalding summed up what would be discussed at the presentation; the current

situation, as well as the options for the mixed use area. The board agreed adding the historic + residential as an option, and Pattison stated she would re-number the options, making this new option #2.

8:48 PM

The board reviewed the minutes from the previous meeting. Aiston motioned to approve the minutes of December 8, 2015. Spalding seconded. All were in favor, the motion passed. McKinney abstained. The AA stated that she'd contacted the building inspector concerning Julie's Happy Hens new building construction, and the building inspector confirmed a permit was filed. The AA also mentioned an email from David Murphy, who is looking to get a special exception from the ZBA for his bakery business which is run in his home. He currently has a homestead license through the state, and is looking to expand the business. Murphy is questioning the correct procedure, if he does indeed need to come before the planning board prior to going to the ZBA. The AA stated she told Murphy he'd need to come to the Planning Board, be denied, and then go to the ZBA. Spalding wondered if he'd be able to apply directly to the ZBA if he looked at the restaurant zoning, I 311. McKinney stated that since he would be appealing the restrictions of the zoning, he could go straight to the ZBA. Aiston questioned what would happen if Murphy wanted to put up a sign. Spalding stated he'd be subject to the sign ordinance. Parking was also briefly discussed. The AA also mentioned that Chad Branon had come in to submit the subdivision application for Brett Vaughn for the north side of Purgatory Road. The AA stated the only thing missing is that the form that Vaughn signed to give Branon permission to speak for him is only signed, not notarized. Everything else is complete. The notice has been sent to the newspaper, the abutter's notices have been sent, and notices have been posted at Town Hall as well as the Post office. The hearing will be at the next meeting on the 26th. The subdivision is being proposed as a 24 lot open space subdivision. One lot being the open space area, and 23 housing lots, 22 of which are new, one which incorporates the existing house. Spalding asked to see the subdivision plan, and the board looked at the curb cuts on Purgatory road. The AA read the waiver that had been submitted for four curb cuts as opposed to the regular three. There was another waiver as well for a 2-foot wide gravel shoulder as opposed to the regular four-foot wide gravel shoulder. Spalding suggested giving a copy of the plan to both the Fire Department and the Public Works department to receive some feedback on the plan. Spalding also asked about looking at previous minutes on the south subdivision, to check what the requirements were for installing the cross culverts.

9:24 PM

McKinney motioned to adjourn the meeting. Aiston seconded. All were in favor, the motion passed.

Respectfully submitted,  
Amy Wyman  
Planning Board Administrative Assistant