

MONT VERNON PLANNING BOARD
Mont Vernon, NH 03057
MEETING MINUTES –Tuesday, March 8, 2016

AGENDA

7:00PM Continuation of Public Hearing
Chad Branon for Brett Vaughn – Orchard Hill Subdivision

8:00PM Preparing Presentation for Town Meeting

8:45PM Mail and Announcements
Review of Minutes from 2/23/2016

9:00PM Adjournment

Seated: Chris Aiston, Chairman, John Quinlan, Annette Immorlica, Chip Spalding, Bill McKinney
Absent: Andy Brown, Jim Bird

7:02 PM

Aiston called the meeting to order. The Planning Board received a letter from Chad Branon on behalf of Brett Vaughn requesting the hearing on the acceptance of the Orchard Hill subdivision application be continued to April 12. Aiston read the letter, and the board agreed. The board had a brief discussion concerning the use of the word continue vs. reschedule. Spalding wanted to make sure it was noted in the minutes that the application has not yet been accepted. Aiston stated the hearing on the acceptance of the application will be continued until April 12. Mike Ypya, the Director of Public Works was present, and before he left Immorlica asked his opinion on whether a traffic study should be done. Ypya stated he felt a traffic study was not necessary. Aiston also noted the letter requests the board not hold any further public discussion until the applicant is present. Spalding stated that no decisions are being made yet, and that the Planning Board has simply given the public an opportunity to speak. Aiston submitted a copy of an email he had sent to the board which discussed a phone call he'd made to the NH Municipal Association asking about procedure if an applicant were to submit a drastically changed plan prior to the application's acceptance. A copy of the email is attached to these minutes. Joanne Draghetti and Mary Jean Magillvary were present from the Conservation Commission. In light of the applicant's request to hold public discussion until their presence, Draghetti submitted the Conservation Commission's recommendations in writing and did not go over them verbally at the meeting. Aiston also noted that the letter from Chad Branon mentions there is a conflict of interest between his company, Fieldstone Land Consultants, and Meridian, one of the companies the Planning Board is considering for the engineering review. Branon went on to respectfully request the Planning Board consider other companies for the engineering review. Aiston stated that he felt that any of the companies the board had looked at would be able to do the work but that the preference had been for Meridian because of their experience with Mont Vernon. The board briefly discussed other engineering companies in the area and decided to ask the AA to contact Sandford and Keach Nordstrom for a quote on the project. Aiston also noted that the pertinent zoning regulations state that the applicant reimburses the Planning Board, so the town would pay for the fees and then receive a check for reimbursement from the applicant.

7:30 PM

The board discussed the presentation about mixed use for Town Meeting the following evening. Spalding framed the presentation as being a way to get feedback from the town on the potential of providing new zoning allowing mixed use for both residential and small businesses. He wants to mention the board is seeking feedback on potential locations in town, and note the four maps the board will have at the back of the MPR. McKinney asked if the surveys would be handed out or made available at a table. Spalding suggested having a board member available to hand out surveys as residents come in. Quinlan asked who would be doing the presentation. McKinney stated he would give it. Spalding suggested explaining the red and green stickers to go on the maps in addition to explaining the survey. McKinney asked the AA to staple the red and green stickers to the surveys. Immorlica mentioned having businesses in town will make Mont Vernon a more livable place. The AA

suggested having a copy box lid to receive the completed surveys, and stated she would bring the surveys with stickers to the meeting.

7:42 PM

Aiston asked the AA for an update on what happened with the Scenic Road warrant articles. Aiston remembered sending the information to Laurie Brown but noted they were not included on the ballot or warrant. The AA apologized and explained that she had forgotten to remind Laurie about the existence of the Scenic road warrant article information, since it had been submitted back in October. The AA went on to explain that the Scenic Road warrant articles should actually be included on the ballot, not as a warrant article, since they are not changes to the zoning. Only the structure definition would need to be listed as a warrant article, since it is an addition to the zoning regulations. The AA apologized again and stated the information will be held and submitted properly for the 2017 Town Meeting & vote.

7:46 PM

The AA stated there was no mail other than the letter mentioned earlier from Chad Branon. The board reviewed the minutes. Quinlan had an edit. The AA mentioned that for the last few meetings she had been posting the unapproved minutes online with a note stating they were unapproved. McKinney stated it was not a good idea to post unapproved draft minutes online. Quinlan stated that having a printed copy of the draft minutes available at Town Hall is sufficient until the minutes can be approved at a following meeting, and then the approved minutes may be posted online.

8:00 PM

Jim Bird was seated. The board briefly discussed the Town Elections happening that day. A woman came into the meeting room, stating she was lost and looking for a Grange meeting in New Boston. The board pointed her in the right direction. Aiston moved to approve the minutes as amended. All were in favor, the motion passed. Bird abstained. Bird read the letter from Chad Branon and asked about the engineering companies. Aiston asked if it was worth getting other estimates prior to seeing the applicant again, and also asked if it was allowed for the board to share the information on the plan as currently submitted. Bird stated the plan is public information, so yes, it can be shared. Spalding stated the board can give Sandford and Keach Nordstrom the same PDF of the 1:400 drawing on the cover of the plan, and the same information about the linear footage of existing and proposed roads for the subdivision. Spalding stated that yes, the information could change, but it's worth getting started on the estimate process. The AA asked where Sandford was based out of. McKinney answered they are in New Boston.

8:05 PM

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

Respectfully submitted,
Amy Wyman
Planning Board Administrative Assistant