

MONT VERNON PLANNING BOARD  
Mont Vernon, NH 03057  
MEETING MINUTES –Tuesday, April 12, 2016

AGENDA

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

8:00PM Mail and Announcements  
Review of Minutes from 3/22/2016

9:00PM Adjournment

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

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 May 10th. Aiston read the letter, and the board agreed. A resident on Main Street came in to ask the Planning Board about whether permission was necessary to hold an auction at his home. The resident stated he would be selling his own items, not others', and that he'd also considered holding an online auction rather than in person. He planned to hold the auctions once a month, only in the summer. Quinlan stated there is nothing in the zoning regulations that would prevent him from having the auctions. The resident thanked the board and left, but not before turning in his completed mixed use zoning survey. There were two other surveys that had been left in the Planning Board mailbox, and McKinney stated he would scan the surveys and send them to Camille Pattison at NRPC.

7:06 PM

Another resident who did not give his name arrived and inquired about the Vaughn hearing. Aiston explained about the letter the board and received and stated they would be on the agenda for the May 10th meeting. The resident expressed his concern over houses being built so close to a gun range.

7:09 PM

Rolf Biggers came to the Planning Board meeting. Steve Roberge, the Building Inspector, had sent him to the Planning Board to check to see if he already had the correct permissions to build a garage and cottage within the side setback at The Mont Vernon on North Main Street. The AA pulled out the final approved plans and all the related granted variances for the board from 2008. It was determined that Biggers did indeed have the correct granted variance to build the garage and cottage within the side setback. Biggers stated he was planning on building the garage 5 feet from the setback. The AA noticed that the variance stated the garage and cottage needs to be a minimum of 12 feet from the setback. Biggers noted the distance, and requested a copy of the granted variance. Aiston asked the AA to write a letter to the Building Inspector explaining the existence of the variance. Aiston stated he would sign the letter and asked the AA to also include a copy of the variance. Biggers gave the AA his email and the AA stated she would also email a copy of the letter and variance to Biggers. The board discussed one of the other buildings on the property that Biggers is planning on building in the future. Immorlica remembered there was discussion over this particular building, since it was essentially planned as a duplex. Biggers stated he will likely come back to a future Planning Board meeting to get permission to change the plan and split the units into separate buildings. Biggers stated he wants his work to be in keeping with the rest of the town. Biggers thanked the board and left the meeting.

7:37 PM

The only mail was the letter from Chad Branon. The AA explained there would be a Zoning hearing the following week for David Murphy and Susan Higgins, to pursue a special exception to have their wholesale bakery in their house. Immorlica noted that if the applicant planned on making any outside changes, he would

need to come to the Planning Board for a non-residential site plan review. Immorlica also inquired about whether Murphy already had his state permits. The AA explained Murphy has one level of state permit, and is seeking this special exception so he can get the next level of state licensure to do cold items. The AA stated the applicant is not intending to open to the public at this time. The board reviewed the minutes. McKinney noted one small edit. Immorlica made a motion to approve the minutes as amended. McKinney seconded. All were in favor, the motion passed. Immorlica mentioned town resident Anna Rorabacher Szok was given permission by Vaughn to have a state archeologist come onto his property on Purgatory road to survey the cellar holes and stone walls there. Immorlica stated the archeologist is hoping to have the cellar holes designated as historical sites, but noted the cellar holes are all on the south side of Purgatory Road, which has already been approved for a 4 lot subdivision. Immorlica asked when Camille Pattison would be coming again to discuss mixed use. The AA stated Pattison is on the agenda for the April 26th meeting. Aiston stated he will be out of town for the April 26th meeting, so he would plan on the May 10th meeting as being his final meeting as Planning Board Chair. Immorlica asked if there had been any response to McKinney's request on Facebook for more Planning Board members. The AA stated there were two responses, and that she had encouraged the two residents to see the Selectmen if they decided they were really interested.

7:54 PM

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

Respectfully submitted,  
Amy Wyman  
Planning Board Administrative Assistant