

MONT VERNON PLANNING BOARD
Mont Vernon, NH 03057
MEETING MINUTES –Tuesday, June 28, 2016

AGENDA

7:00PM Camille Pattison, NRPC
Mixed Use Zoning

8:00PM Mail & Announcements
Review of Minutes from 06/14/2016

8:15PM Accessory Dwelling Units

8:45PM Other Business

9:00PM Adjournment

Seated: Bill McKinney, Chairman; Annette Immorlica, Vice Chair;
John Quinlan, Selectmen's Rep.

Absent: Chip Spalding Secretary

Guests: Camille Pattison, NRPC

7:04 PM

McKinney called the meeting to order and asked all to rise for the Pledge of Allegiance.

McKinney noted that no quorum was present and no formal or binding decisions could be made.

Camille Pattison of NRPC was present and announced she has accepted a position with the City of Nashua and will be leaving NRPC by the end of July.

Camille Pattison provided maps and a rough draft of the proposed new zoning district that will incorporate several allowed business uses in the village area. McKinney noted that he still has some reservations to the gross area of the proposed zone but understands in order to get away from the current "split zoning" that exists throughout Mont Vernon there may be no other choice. Quinlan and Immorlica do not have reservations with the area.

Those present selected a name for the proposed district - Town Center District (Revisit July 12th with a quorum)

There was discussion regarding the Historic District Boundary. Those present felt it best, due to the number of zoning changes slated for the 2017 town warrant, to leave the boundaries "as is" for now.

The committee reviewed the proposed Town Center District zoning language and made several recommendations;

- Add in a reference to architectural style/design – "To be in keeping with the architectural character of the Town Center"
- In-Law Apartments should say Accessory Dwelling Units (In-Law Apartments)
- Provide Mapping in addition to the maps provided; (For public comment sessions)
 - o 1) show the historic district boundary as it currently is
 - o 2) show the historic district boundary as the same boundary as the Town Center District

- Is it possible to get a GIS measurement of how far homes are setback from the parcel lines or the centerline of the road? This may be useful in determining setbacks for the zoning language.

- I-408.1(b) (iii)

Should include the wording "to be consistent with adjacent properties"

- Add a (b) (iv)

Uses permitted in the Town Center District shall comply with the minimum lot sizes and setbacks as outlined in Section I-408.3 to preserve community character in the Town Center.

- Add a (b) (v) Additional review and consideration by the Historic District Commission will be required.

The committee felt additional research should be conducted relative to what if there is no Historic District Commission in place?? Can there be a subcommittee of the PB or can the PB have oversight?

- I-408.2 Permitted Uses

add in mixed - use developments

- o (v) banks

- o (vii) no overnight boarding

- o Change (viii) to restaurants, pubs and taverns (excluding drive-ins etc. . .) Encourages food establishments in connection with alcoholic beverages

- o Change (ix) to coffee and sandwich shops (excluding drive-in etc . . .)

- Recommend moving definitions from Appendix A to the front of the zoning ordinance – review the existing definitions and ensure they are consistent and add in new definitions as needed.

- Need to amend reference to residential district on page 21 of the telecommunications district.

- I-408.3 Building and Site Covering

- o Use the standards in the limited commercial district - page 42-43,

- o Review chapter IV - page 99 of the non-residential site plan regulations for consistency.

- Setbacks – Possible 25 feet or to be consistent (look at imagery from existing parcels to help determine a good setback)

- 15 feet side setback possible - The PB will do a site walk of the Village.

The Planning Board will conduct a downtown walk at 6:30PM on July 12th to help decide upon setbacks. (Meet at the Town Hall). Regular meeting to convene at 7:30PM

- Committee considering an overall maximum building foot print size

- o Consideration - if an existing building is removed, a structure can be rebuilt in the existing footprint as long as the original square footage is not exceeded or a max of???? Square feet, whichever is larger. Not to exceed???? square feet on any one floor.

Action item: McKinney to research assessing records of existing building square footages in proposed zone

Next Meeting with NRPC: July 26th work session @ 7:00PM

8:30 PM

Committee reviewed several correspondences:

- A corrected 1st page Mylar for the Vibert family subdivision on Hazen Road is received. (Original was rejected by Hillsborough County registry for grading hash marks). McKinney and Immorlica will need to sign.

- o Plan was signed after meeting adjournment and left with PB-AA.

- o CD was given to Camille Pattison of NRPC to update town mapping.

- The noise study for the Vaughn Subdivision on Purgatory Road is received. McKinney has reviewed the information and will have the report sent to the committee electronically.
- The wetlands crossing permit application for a driveway off of Old Amherst Road. Committee did not review and McKinney will see if report can be sent electronically to the committee.
- A response form NHMA regarding abutter notifications when an application is not accepted is received and confirms the board's belief (specific to the Vaughn application at this time) that notifications need to continue up to the board's acceptance of an application and plan. No updated information is received from the Vaughn developer and they have missed the deadline for submittal and notifications for the July 12th meeting. The Vaughn subdivision plan will be tentatively placed on the August 9, 2016 meeting pending abutter notifications and submittal documents.
- An email from Christine Gordon was reviewed regarding the Old Mill Estates development. As this is a prior subdivision, approved several years ago, the Chair and AA will need to research this further and determine if "substantial improvement" occurred and if "vested rights" could be granted which would make the site plan still valid.

9:00 PM

Review of 06/14/2016 minutes tabled, Place on July 12th Agenda

Discussion of Accessory Dwelling Units Tabled. Place on July 12th Agenda

9:05 PM

Other Business:

- Immorlica discussed the issue of tree cutting without permits along Purgatory Road. Quinlan advised the Selectmen were made aware of it and were looking into it.
- Immorlica requested that finalizing the Rule of Procedure be added to the July 12th agenda
- McKinney updated the board on the progress of the Building Use Study Committee. 2 assessment firms have been interviewed and 2 more will be on July 29th. The committee is doing an excellent job with the interviews and questions in order to vet the firms.

9:15 PM

McKinney motioned to adjourn the meeting. Quinlan seconded. All were in favor.

Action Items for July 12, 2016:

- McKinney to research assessing records of existing building square footages in the proposed village zone
- Chair and AA will need to research Old Mill Estates further and determine if "substantial improvement" occurred and if "vested rights" could be granted which would make the site plan still valid.
- AA to email electronic copy of the noise study for the Vaughn Subdivision on Purgatory Road to committee members to review
- AA to email electronic copy of the wetlands crossing permit application for a driveway off of Old Amherst Road to committee members to review.
- Committee to review information relative to Rules of Procedure for July 12th meeting

Respectfully submitted,

William McKinney
Planning Board, Chairman