

**MONT VERNON PLANNING BOARD**  
**Public Meeting Minutes**  
**January 28, 2020**

**AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm     Public Hearing Proposed Amendments to Wetland Ordinance
- 8:15 pm     Master Plan Facilities Chapter Review
- 8:45pm     Other Business  
                  Mail & Announcements  
                  Review Minutes from 1/14/20
- 9:00 pm     Adjournment

Seated: Bill McKinney, Bill Johnson, Jim Bird

**Present:** Dave Hall

**Absent:** Steve Bennett, Tim Berry, Charles Baker, Chip Spalding, Rebecca Schwarz, Eric Will, Michelle Riesselman

**7:06 PM – Public Hearing Proposed Amendments to Wetlands Ordinance**

**McKinney** had everyone stand for the Pledge of Allegiance and opened the public hearing.

Present from the Conservation Commission was Adrienne Penkacik and Peter Tedder. Revision #10 was reviewed in detail. It was noted that at this point, if we want this to go on the Warrant this year, we cannot make any major changes to the proposed ordinance; only minor grammatical adjustments. At the last hearing there was a question on Special Exception being allowed but we did not have the guidelines to determine. It was decided to replace Special Exception with Variance and then revisit this year (if it passes) to see if it makes more sense to use Special Exception instead of Variance. The Board went over the grammatical changes made to revision #10. There was discussion on the verbiage for properly marking the wetlands buffer, whether by tying ribbons or staking. **Johnson** motioned to accept the proposed grammatical changes to the ordinance, seconded by **Bird**. All in favor, motion accepted. **Johnson** motioned to move forward with replacing the existing Chapter 2 with the new Chapter 2 Wetlands Conservation Regulations as amended. **McKinney** and **Johnson** in favor, **Bird** opposed. **Bird** went on record to say that we have had no legal counsel review. Based upon the last meeting we did a bunch of things that moved into the variance category which he finds troubling. We did not in any way address hazardous material storage which is the single greatest source of ground water contamination in the state. He hasn't seen any analysis of what the impact of this ordinance will be to the land owners. **8:10 PM – McKinney** closed the public hearing. **Hall** stated that he has been following all this but has intentionally stayed out of it. He thinks the vision of this is not taking into consideration the type of zoning we might want to have down the road to allow certain things. He looks to the open space where we are already taking out the wetlands and clustering all the houses into a smaller area. Now we are going to say now there is a buffer... He is all for conservation; he feels there should be limits. He respects the efforts put forward on this. He feels that as a developer he has a conflict of interest; he did not want to be seen as an obstructionist. **McKinney** stated that he wished Hall and more developers had come forward through this process to give their side of things. We needed to hear all sides. This was sent to both Meridian and Fieldstone for their input with no response. This has been through 2 public input sessions, 2 public hearings and 10 revisions with no opposition heard. **McKinney** will make final grammatical corrections and send to Joan to forward to town counsel for legal review. This has to be to the Town Clerk by February 4<sup>th</sup>.

**8:15 PM – Master Plan Facilities Chapter Review**

**Johnson** motioned to table the Master Plan Facilities chapter, seconded by **Bird**. All in favor the motion passed.

**8:20 PM – Other Business**

Town of Amherst sent certified mail regarding a potential 54 unit condo development. Mont Vernon Planning Board was notified because of possible regional impact. The Board reviewed the minutes from January 14, 2020. **Johnson** motioned to accept the minutes as written, seconded by **Bird**. All in favor the motion passed.

**8:45 PM**

As there was nothing further before the Board, **Johnson** motioned to adjourn, seconded by **Bird**. All in favor the motion passed.

Respectfully submitted,

Joan Cleary  
MVPB Administrative Assistant