

MONT VERNON PLANNING BOARD
Mont Vernon, NH 03057
MEETING MINUTES - Tuesday, January 10, 2017

AGENDA

Times are approximate and subject to change without notice.

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| 7:00PM | Orchard Hill Subdivision
Chad Branon for Brett Vaughn |
| 8:00PM | Town Center District Subcommittee |
| 8:30PM | Mail and Announcements
Review of minutes from 12/13/2016 |
| 8:45PM | Other Business |
| 9:00PM | Adjournment |

Seated: Bill **McKinney**, Chairman, John **Quinlan**, Annette **Immorlica**, Bill **Johnson**, Stephen **Bennett**, Secretary

Absent: Chip **Spalding**, Dave **Hall**, Chris **Aiston**, Eric **Will**, Jim **Bird**

7:00 – Public Meeting

McKinney called the meeting to order and asked everyone to stand for the Pledge of Allegiance.

Chad Branon, from Fieldstone Land Consultants, came before the Board on behalf of Brett Vaughn and the Orchard Hill subdivision. Branon submitted a new set of plans modified to incorporate the decisions regarding the width of the road. The new plans show the overall improvements to Purgatory Road with the pavement extending to Station 19+00. The paving dimensional requirements have been changed to 20' wide with a 1' shoulder. The driveways have not changed at all. Branon states that they are agreeable to grading the driveways back to the ditch line and will pave the driveway aprons 20' in. Branon also submitted to the board a revised storm water calculation report for review. **Immorlica** asked if there will be a need for a retention pond. Branon stated that there would not be a need. Due to the modifications there will be a net decrease in runoff on the property. Chip **Spalding** will need to review this report.

Joanne Draghetti was present to represent the Conservation Commission. She stated that there is not any existing specific town ordinance to provide extra protection for wetlands. The Conservation Commission has proposed recommendations/restrictions that they hope Mr. Vaughn will consider voluntarily putting into place regarding the subdivision. These recommendations are in regard to drainage, a wildlife corridor consisting of a 300 foot set back from Upton Road, wetlands encroachment on lot 1-24-5, invasive species, a trail designation and a perpetual conservation easement. The purpose of the easement will be for the preservation of open space and to protect the natural riparian areas and upland habitat of Purgatory Brook for the benefit of water quality, wildlife and the general public and to prohibit any detrimental activity. Branon stated that while Mr. Vaughn does have an interest in the conservation concept, he is not in agreement with portions of these recommendations. He feels they aren't reasonable or required and would have a detrimental effect on the marketability of these lots. **Immorlica** stated for the record that this plan is a proposal only; whoever develops these lots might choose to change the location of the driveways or houses. Branon agreed and stated that he does not want to misrepresent anything; this plan shows logical proposed sites but Mr. Vaughn may choose to sell some of the lots and not develop himself. Branon stated that if there is some tax benefit incentive to putting the back strip into a conservation easement, Mr. Vaughn will entertain the idea. **Bennett** asked if Vaughn/Branon had a discussion with the gun club regarding an easement or sale of some property in the area around the berm on the gun club property. Branon said that they did have a discussion. Mr. Vaughn feels that a conservation easement would benefit the gun club as well but it is not required. He is willing to explore the idea of an easement further. **Immorlica** suggested that the MVCC meet with Branon and Vaughn directly to discuss this further and then report back to the Planning Board. **McKinney** agreed. Branon stated that they are willing to meet with the MVCC as long as it does not impact the approval process. Mr. Vaughn wants to be ready for the spring market.

McKinney motioned to accept the roadway pavement length to Station 19+00 as depicted on the plan dated 1/9/17. **Johnson** seconded. All in favor, the motion passed.

Immorlica went through the approval checklist. No. 9 - states that all the lots have 300' frontage. It should read District 1, 200' or District 2, 300'. **McKinney** asked Branon to modify and label that on the plan to clarify each lot district and frontage required. No. 47 - **Immorlica** questioned if the utilities will be underground. Branon said that there are overhead utility poles up Purgatory Road. If Eversource will allow they will run conduits down the poles and put underground at the pole base. Its will be up to Eversource to

determine how they will tie in. No. 52 – Wetlands permit is pending; now that the road is approved, they can work on the wetlands crossing permit. They will next go to the ZBA for a special exception on the wetlands crossing.

No. 59 – They are waiting on the final design to set the bond. **McKinney** wants monuments added to the bond. **Immorlica** stated that **ChipSpalding** desires to see monuments at every place where the lot line changes direction. The board agrees that the stone wall is adequate as a boundary on the southern side of the right of way. No. 60 – **Immorlica** asked has due regard been given to the wetlands impact. **Branon** responded that yes, they have tried to avoid impact to wetlands with this development. There is minimal crossing of wetlands. The large acreage of the lots, 9-12 acre parcels, will create land preservation. He stated that they have met all requirements and have acted in a responsible manner through all sensitive areas. **Immorlica** noted that the board needs to define 'active and substantial' as it pertains to the completion of the development. **Branon** requested a formal continuance to the next meeting on 2/14/17. The Board agreed.

8:00 PM

McKinney presented a draft proposal of recommendations regarding the Town Center District Zoning. He feels that this should be handed over to a sub-committee so as to free up the board to work on subdivisions, the master plan, updating zoning; working on things that haven't had a lot of focus over the past few years. He would like to see the sub-committee formed and ready to go by March. **Johnson** feels that 5 members with alternates would be adequate and that having one member a Main St. resident and one an outside resident is a good idea. **McKinney** wants one member from the Planning Board, one Zoning Board member and one from the Historic District Commission. **Quinlan** stated that the Historic District Commission needs to be updated and that if they want to put anything on the ballot for March of 2018, a deadline needs to be given. **Johnson** thinks the duration should be shorter so as to keep them on task. **Immorlica** agreed with **Johnson**. She feels that we will need time to work on what the committee brings to us. **McKinney** wants the sub-committee to meet twice a month and report back to the Board monthly. His last proposal is that the sub-committee would need to provide the draft wording for the proposed zoning. **Bennett** suggested that the sub-committee be allowed to conduct their own survey amongst town residents. **McKinney** wants the Board to review his draft proposal and give feedback. He wants this to move forward quickly so that the sub-committee has ample time to do their job and also the Board needs ample time to fine tune what they bring back.

8:45 PM

The Board reviewed the minutes from December 13, 2016. **Quinlan** motioned to accept the minutes as amended. **Immorlica** seconded. All in favor, the motion passed.

8:50 – New Business

McKinney has made phone calls to the contacts for the Old Mill Estates project on Riley Road. He is hoping to have answers as to the status of the project by next week. **Immorlica** stated that nothing was bonded on that site. No work should be taking place until such time that there is a bond in effect. **Johnson** suggested that the Building Inspector be notified so as to check on what is taking place.

Action Item: Have **McKinney** follow up with the Building Inspector.

McKinney is working with Jay Wilson regarding the suggested checklist for subdivision applications. It will involve sending information out to all Department Heads any time there is a new subdivision or commercial site plan brought before the Board. The Department Heads would be given a 30 day period to make any comments or suggestions.

9:00 PM

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

Respectfully submitted,

Joan Cleary

Planning Board Administrative Assistant