

MONT VERNON PLANNING BOARD**Public Meeting Minutes****April 23, 2019****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Pam Mingoelli, 110 Francestown Turnpike
Discussion on Non Profit Donkey Rescue Farm
- 7:20 pm Justin Dufoe, 11 Margaret Circle
Discussion on Possible Subdivision
- 7:30 pm Proposed Town Center District Ordinance Review
- 8:00 pm Update Non-Residential site plan checklist
- 8:30 pm Other Business
Mail & Announcements
Review Minutes from 4/09/19
- 9:00 pm Adjournment

Present: Bill McKinney, Steve Bennett, Charles Baker, Tim Berry, Chip Spalding

Absent: Bill Johnson, Rebecca Schwarz, Michelle Riesselman, Dave Hall, Eric Will, Jim Bird

7:00 PM – Pam Mingoelli, Discussion on Non-Profit Donkey Rescue Farm

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance. Pam Mingoelli, 110 Francestown Turnpike, came before the Board to discuss her non-profit rescue farm. The Board wanted some details regarding traffic, parking etc. Mingoelli explained that it is in the initial stages; she plans to have an enrichment program for youths. This is still in the beginning phase; all the fencing needs to be modified as well as modifications to the inside of the barn. She will be relying on volunteers and donations of hay and supplies to keep things running. As far as future events, she leads a girl scout troop. They will host badge workshops amongst their troop and other troops. She will have a group of approx. 8 kids by the time summer is here who will learn the workings of the farm. She showed a drawing depicting where they will be adding additional parking on the Beech Hill Rd. side of the property. They will be gravelling an existing paddock. **McKinney** stated she will need to pull a driveway permit in order to do that. **Berry** questioned how many cars will be able to fit in the graveled lot; she said 18-20. **Berry** stressed that Beech Hill Road is a narrow road. **McKinney** said that what she describes sounds to be agriculture which is a permitted use. **Spalding** agreed and stated that at this time there is no need for a non-residential site plan review. Should the business expand there may come a point where that needs to be revisited.

7:35 PM – Proposed Town Center District Ordinance Review

McKinney asked if the Board is satisfied with the layout of the ordinance. He feels that it captures everybody's thoughts and ideas and hopes it captures the concerns of the Sub-committee regarding owner occupied and non-owner occupied. **Spalding** questioned Section I-408.1(b) where it states that 'The Planning Board may waive the minimum frontage, setback and lot size required elsewhere in the Zoning Ordinance for the Town of Mont Vernon to maintain greater consistency'... He feels that this would be a ZBA activity. **McKinney** explained that in talking with the NRPC, as long as you specifically write it into the ordinance granting authority to the Planning Board, you would not have to go to the ZBA. **Bennett** questioned if we have the authority to allow something to become more non-conforming. He was unable to find the RSA that would allow us to do this. **Spalding** next spoke of Section I-408.3 'Permitted Uses'. He feels that before we finalize this ordinance we need to give a proper definition of a Conditional Use Permit and also define what would be categorized as a Conditional Use and what conditions would have to be met. **McKinney** will get more clarification from Jay Minkarah with the NRPC.

8:20 PM – Update Non-Residential Site Plan Checklist

McKinney has separated the actual non-residential (commercial) development and Telecommunications towers into two separate lists. The Board reviewed both. **Bennett** wants it to read Non-Residential Site Plan *Acceptance* Checklist. There are a few corrections to be made; Article 6 is missing; Articles 7 & 8 are not needed. **McKinney** will revise the checklist.

8:45 PM – Other Business

The Board discussed the potential upcoming hearing regarding a proposed amendment to an approved subdivision. The Board discussed the updating of the Master Plan. The Board discussed meeting with the Conservation Commission to finish going over the proposed Wetlands Ordinance. The Board discussed what steps will need to be taken in regards to the people wanting to merge a lot and then do a lot line adjustment on Old Amherst Road. The Board reviewed the minutes from 4/9/19. **Baker** motioned to accept the minutes as written seconded by **Spalding**. All in favor.

9:30 PM

As there was no further business before the Board, **Bennett** motioned to adjourn. All in favor, the motion passed.

Respectfully submitted,
Joan Cleary