

MONT VERNON PLANNING BOARD
Public Meeting Minutes
June 11, 2019

AGENDA

Times are approximate and subject to change without notice.

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|---------|---|----------|
| 7:00 pm | Discussion on Revisions to Proposed Wetlands Ordinance | |
| 7:30 pm | Jeb Heaney, 92 Old Wilton Road, Discussion on Zoning | District |
| 8:30 pm | Other Business
Mail & Announcements
Review Minutes from 5/28/19 | |
| 9:00 pm | Adjournment | |

Present: Bill **McKinney**, Steve **Bennett**, Bill **Johnson**, Tim **Berry**, Charles **Baker**, Chip **Spalding**, Rebecca **Schwarz**, Eric **Will**, Michelle **Riesselman**
Absent: Dave **Hall**, Jim **Bird**

7:00 PM

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance. The Board reviewed a set of plans for a proposed renovation on a property in town. It was agreed that this will need to go before the ZBA to apply for a Variance. The Board next went over the revisions to the Proposed Wetlands Ordinance.

7:30 PM Jeb Heaney, 92 Old Wilton Road, Discussion on Zoning District

Jeb Heaney came before the Board asking for some clarification as there is a difference of opinion on whether he is in 5 acre or 2 acre zoning. He wants to subdivide his 12.22 acres of land, Tax Map 1-50 & 1-51. Also present was his realtor, Dave Deysher. In 2016 Heaney had Monadnock percolate the land. He was told by Monadnock that the size of the potential lots would be determined by those results. The results he got back were that there had to be one 5 acre lot and the rest could be two 2 acre lots. He's been proceeding to sell his property thinking it can be subdivided. He had a proposed buyer who was told by Meridian that this is inaccurate; his property lies in the Watershed District and is in 5 acre zoning. The 2010 map here in the Town Hall has the Watershed District clearly defined. Dave Deysher then called the NRPC and spoke with someone there who has a 2016 map with no delineation for any watershed. The Board checked our Base Map. **McKinney** explained to Jeb that his property is clearly in the Watershed District which is 5 acre zoning. **McKinney** said that we will check with the NRPC; they may have been looking at a base map without the Watershed District overlay. To the best of **McKinney's** knowledge there has been no change to the Watershed District. Deysher asked what options they might have so that Jeb can do something with the land. It was explained that they can't make the cottage lot any smaller as it is already a non-conforming 3 acre lot. They could add acreage from 1-51 to 1-50 and end up with two 5 acre lots. That would be a simple lot line adjustment. Jeb and Deysher thanked the Board for their time.

7:45 PM

The Board went back to the Wetlands Ordinance review. The Board agreed that the verbiage on Existing Uses of Improved/Unimproved Lots needs some work. In the Permitted Uses section, the word 'structures' was replaced with 'facilities'. The Board discussed the enforcement of this ordinance. **McKinney** will send the notes taken back to Joanne.

8:45 PM

The Board reviewed the minutes from 5/28/19. **Bennett** motioned to accept the minutes as written seconded by **Johnson**. All were in favor, the motion passed. **McKinney** discussed his displeasure with the Office of Strategic Initiatives Planning & Zoning Conference he attended in Concord. There was unsafe overcrowding and violations of safety and fire codes. **McKinney** chose to leave the conference early and was refunded the cost.

9:00 PM

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

Respectfully submitted,
 Joan Cleary