

MONT VERNON PLANNING BOARD

Public Meeting Minutes**October 8, 2019****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Jon Rokeh, Rokeh Consulting LLC
Discussion of open Space Subdivision Concept
Map 3-28, Beech Hill Road
- 8:00 pm Jeb Heaney, 92 Old Wilton Rd.
Lot Line Adjustment Map 1-50 & 1-51
- 8:45 pm Other Business
Mail & Announcements
Review Minutes from 9/24/19
- 9:00 pm Adjournment

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

7:00 PM – Jon Rokeh Consulting LLC, Open Space Subdivision Discussion Map 3-28

Bennett called the meeting to order and had everyone stand for the Pledge of Allegiance. Jon Rokeh of Rokeh Consulting and Ken Lehtonen of San-Ken Homes, Inc. were present to discuss the open space subdivision concept on Beech Hill Road, Map 3-28. Rokeh brought a revised concept plan based on 211.7 acres of usable property. After removing the wetlands and steep slopes they were left with 42 buildable lots. They put together their concept plan for the conventional layout with 42 lots. They discussed public trail access to the open space. There will be approx. 195 acres of open space provided with this subdivision. **Berry** questioned how they determined the number of open space lots. He pointed out that some of the lots pictured on the conventional subdivision plan have so much wetlands or steep slopes that they would not appear to be buildable. He noted that on the road frontage there are two lots where the wetlands have overflowed the road. **Bennett** noted that the last time they were before the Board they showed there were 196.7 acres of usable property; now they are using the 211.7 acre figure. Rokeh explained that after he made a surface of the contours he ended up with better acres of steep slopes. They are here initially to see if they are going in the right direction with the conventional layout. When they get to the cluster layout, they want to make sure they are going in the right direction with what our ordinance allows for. Ben Crosby, Road Agent, has concerns with sight distance on the Beech Hill frontage lots. He believes we have a 300' sight distance in our driveway ordinance. Lot #1 is questionable; Lots 2, 3, & 4 do not have 300' sight distance. Lot #9 near Chestnut Circle is on a bad corner; he doubts there is 300' of sight distance. There was discussion on whether those front lots could be accessed from the cul-de-sacs instead of Beech Hill Road. Lehtonen said there is the potential for a common driveway to feed off the cul-de-sac. **Berry** suggested possibly reconfiguring and moving some of the Beech Hill lots to the south on Upton Road. There was discussion on the proximity of the gun club. They will explore further options. **Bird** questioned the potential for emergency/fire gated access coming in off the back side on Upton Road; he feels that is the flattest, easiest access point. **Berry** agreed that in terms of emergency response time, it is a long way from town to that end of Beech Hill Road. There was discussion on well and septic; they would not be planning on community wells. There would be underground utilities on both cul-de-sacs. Joanne Draghetti, Conservation Chairman, discussed keeping large buffers around the wetlands. She does not want to see any upgrade done to Upton Road; it is already a wildlife corridor that abuts Purgatory Upper Falls. She also mentioned that there is another subdivision on Purgatory Road where some of those house lots are very close to the gun club. There was discussion on fire protection; they prefer cisterns to sprinkler systems. Their next step is to do a delineation of the site. They will come back before the Board on Tuesday, November 12, 2019.

8:00 PM – Jeb Heaney, 92 Old Wilton Road Lot Line Adjustment Map 1-50 & 1-51

Jeb Heaney and Carl Foley, Fieldstone Consultants, came before the Board with a lot line adjustment plan for Tax Map 1-50 & 1-51. Foley explained that they are two existing lots of record totaling 11.86 acres; Map 1-50 has 3.69 acres and Map 1-51 has 8.17 acres. They have shifted 2.67 acres from the larger lot to the smaller lot. Map 1-50 will now have 6.36 acres and Map 1-51 will have 5.5 acres. **Bird** motioned to approve the lot line adjustment seconded by **Baker**. All were in favor the motion passed.

8:20 PM – Other Business

The Board reviewed the minutes from September 24, 2019. **Berry** motioned to approve as written seconded by **Riessleman**. Six were in favor, **Bird** abstained. The motion passed. There was discussion regarding the Wetlands Ordinance Public Input Session scheduled for October 22, 2019.

8:45 PM

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

Respectfully submitted,
Joan Cleary