

**MONT VERNON PLANNING BOARD**  
**Public Meeting Minutes**  
**November 12, 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 Roberge, Salisbury Road - Amend Lot Line Adjustment
- 8:30 pm Master Plan Facilities Chapter Review
- 8:45 pm Other Business  
Mail & Announcements  
Review Minutes from 10/8/19
- 9:00 pm Adjournment

**Present:** Bill McKinney, Bill Johnson, Steve Bennett, Tim Berry, Charles Baker, Rebecca Schwarz, Chip Spalding

**Absent:** Dave Hall, Eric Will, Michelle Reisselman, Jim Bird

**7:00 PM – Discussion of Open Space Subdivision Concept Map 3-28, Beech Hill Road**

**McKinney** called the meeting to order and had everyone stand for the Pledge of Allegiance. Jon Rokeh, Rokeh Consulting LLC was absent. Present were Michael Bangs and Sandy Lehtonen of San Ken Homes, Inc. **Berry** asked if they had brought a revised conventional subdivision plan. He pointed out that there are some discrepancies on the number of buildable lots. We are looking at a possible 42 lot open space subdivision plan when we don't know that they are entitled to 42 lots. Lehtonen said that the engineer has no doubt about proving out the number of lots; some of the proposed lots are so extremely large, Rokeh feels they could come up with even more than 42. **Bennett** noted that in our open space development regulations, section I-305.3(c) limits the number of curb cuts on existing roads to 3. Their current plan shows 5 curb cuts. There was discussion regarding shared driveways off the proposed access roads to reduce the amount of curb cuts on Beech Hill Road while still optimizing the lots. Bangs asked if the Board would be willing to allow an exception to the regulation regarding the number of curb cuts. **McKinney** stated that this is not an exception the Board could grant. **Bennett** noted that they would have to go before the ZBA and apply for a variance. Joanne Draghetti of the Conservation Committee noted that this is a very large wildlife corridor; it is ranked one of the highest wildlife habitats in this biological region by the State. She feels the regulation should be looked at to allow for a compromise. **McKinney** stated that the ordinance was written and approved by the town's people. The Board's job is to enforce the ordinance. If a variance is required then that is the route they will have to take. Crosby pointed out that traditionally any more than two houses on a shared driveway becomes a private way which has to be named. He will set up a meeting with Ken Lehtonen to walk the Beech Hill frontage and point out sight distance concerns. McKinney read emails into the record (see attached). There were comments from the public:

- Steve O'Keefe, Chestnut Circle addressed traffic concerns regarding the intersection of Beech Hill and the Francestown Turnpike. He feels that Upton Road should be considered as a 2<sup>nd</sup> egress from the development. He is concerned with the impact to the water table; there are significant well issues in the area. He is also concerned with the impact to the school with another 45+ children. He would ask that this development be phased in over the course of five years to limit the impact.
- Zoe Fimbel, Beech Hill Road wants Upton Road to be part of the subdivision so as to spread out the development and ease the impact on Beech Hill Road.

Sandy Lehtonen requested a continuance of the discussion to our December meeting. They were put on the agenda for December 10, 2019 at 7:00pm.

**8:10 PM – Roberge, Salisbury Road – Amend Lot Line Adjustment**

Roberge sent an email requesting a continuance to our February meeting. They were put on the agenda for February 11, 2020 at 7:00 PM.

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

**Baker** presented the revised chapter for review. There was discussion on utilities and the maintenance of each facility, growth projection of the community and work force housing. **Baker** will stream line the chapter and bring back to the Board.

**8:50 PM**

The Board reviewed the minutes from October 8, 2019. **Berry** motioned to approve as amended seconded by **Baker**. **McKinney** and **Johnson** abstained, the rest were in favor. The motion passed.

**9:00 PM**

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

Respectfully submitted,  
Joan Cleary