

MONT VERNON PLANNING BOARD**Public Meeting
December 12, 2017****AGENDA**

Times are approximate and subject to change without notice.

- 7:00pm Orchard Hill Legal review – Update
- 7:30pm Review of Proposed Updates to Master Plan Land Use Chapter
- 8:00pm Review of Proposed Scenic Roads
- 8:30pm Mail & Announcements
Review Minutes from 11/14/17
- 9:00pm Adjournment

Seated: Bill **McKinney**, Annette **Immorlica**, John **Quinlan**

Present: Chip **Spalding**, Steve **Bennett**

Absent: Bill **Johnson**, Eric **Will**, Dave **Hall**, Chris **Aiston**, Jim **Bird**

7:00 PM – Orchard Hill Legal Review

McKinney noted that the majority of the legal review was in regards to the Conservation Easement and needs to be forwarded to the Conservation Commission. It is not a condition of Planning Board approval and is up to the Conservation Commission to accept or deny the Easement and work out the details with Brett Vaughn. **McKinney** will email Brett Vaughn regarding the need to amend the wording in reference to the “residential sprinkler systems”. **Bennett** brought up the need for a Development Agreement. **McKinney** will also email Brett Vaughn explaining that the Development Agreement is a document that collects and clarifies all stipulations that Mr. Vaughn is bound to legally by either our subdivision regulations, state statute or his plan into one reference document. **Immorlica** questioned the definition of Development vs Subdivision. We did receive the full road bond amount from Brett Vaughn today. Once the remaining items are resolved and we get the required number of plans to sign including Mylar and electronic copies, we should be able to finalize the approval of the subdivision.

7:45 PM – Master Plan Land Use Chapter

The Board went over the proposed revisions to the Land Use Chapter. **McKinney** noted that he liked what the work group had accomplished. Section 1.4 Slopes supports the need for the proposed Driveway Ordinance. He noted that some of the sections are numbered wrong and there are some grammatical errors but all in all it looks real good. **Johnson** emailed **Immorlica** his notes. He feels that the ‘Topography Recommendations’ verbiage needs some change. The first bullet reads “The Board should require developers to show potential home locations on lots to take into account known constraints”. **Immorlica** says **Johnson** is concerned that locations are only diagrammatic and that the property owners have the right to locate wherever they want as long as they meet regulations. **McKinney** and **Spalding** recommend changing that to read “The Board should require as a condition for building permits that developers show potential home locations, driveway, well, septic, grading, property lines and setbacks on lots to take into account known constraints.” **Spalding** feels that in section 1.1 the word ‘rural’ needs to be more specifically defined. He feels it creates a lot of misunderstanding; it’s an ambiguous word. He recommends adding (eg. agricultural, dairy, fields, farms, stone walls). He questioned section 1.3 Physical Features – the amount of land acres listed is two different figures. We need to list the correct number of land acres in Mont Vernon. Under Physical Features recommendations he wants to add a #3) Strive to protect & maintain stone walls and move 3rd paragraph from section 1.4 Slopes to section 1.3 Physical Features. He recommends changing the heading of section 1.4 from ‘Slopes’ to ‘Topography’. He recommends numbering the Scenic Views and adding a map. He would like the 2nd bullet moved to the Physical Features section and change it to read ‘Propose that lot lines conform to topography...’ He recommends numbering the bullets under section 1.6 Watershed and adding a Mont Vernon map. He also recommends adding the title ‘Watershed Recommendations’ to the four bullets listed. He suggests striking the word ‘rural’ from section 2.1 Future Lane Use Strategies. **Bennett** proposed defining the word ‘rural’ early on in the chapter. On the last page under ‘2010 Community Forum’, **Bennett** suggests combining three to bullets to read along the lines of “Develop volunteer systems for the preservation and maintenance of town recreational trail systems”. **Spalding** suggests striking the last set of bullets on the last page which references a list of items from the 2000 Master Plan. **Immorlica** will make the suggested revisions and send out to the Board. She would like to discuss as an action item sending this to the NRPC. **McKinney** asked her

to put in writing what she specifically wants from the NRPC in terms of formatting and adding maps so as to get an estimate from the NRPC. **Immorlica** will send tomorrow. She asked if we can carry over the \$1500 to next year. **McKinney** asked **Quinlan** if we want to encumber the \$1500 funds does he have to send a memo to the Selectmen? **Quinlan** said to send it to Laurie Brown.

8:45 PM – Review of Proposed Scenic Roads

Last year we had a list of roads that we had reviewed and made recommendations to list as scenic roads. However, there was a procedural issue where we did not notify any of the abutters or hold a hearing in order to discuss. It got pulled off the ballot due to this. **McKinney** asked are we interested in revisiting this; he wants to know the sense of the Board. **Quinlan** stressed that the Select Board is completely against scenic roads. They see it as an unnecessary encumbrance. He feels there is a misconception that dirt equals scenic which is not the case. In fact the plan is to pave Cemetery Road next year. The Board decided not to pursue any more scenic roads at this time.

9:10 PM – Mail and Announcements

The Board reviewed the minutes from 11/14/17. **Immorlica** motioned to accept the minutes as written, seconded by **Quinlan**. All were in favor. The motion passed. **Quinlan** informed that the Select Board is looking to establish a junkyard ordinance. We've had a lot of complaints from town residents regarding trash and dead cars on certain properties in town. If we are going to act on one we have to act on all at the same time. We need an accepted procedure for how we evaluate whether you have a junkyard or not and whether we are going to issue a license. **McKinney** will do some research of RSA 236:11.

9:20 PM

As there was no further business, **Immorlica** motioned seconded by **Quinlan** to adjourn. All were in favor. The motion passed.

Respectfully submitted,
Joan Cleary
Mont Vernon Planning Board
Administrative Assistant