

MONT VERNON PLANNING BOARD**Mont Vernon, NH 03057****MEETING MINUTES – Tuesday, December 13, 2016****AGENDA**

- 7:00PM Charles Denton
Pre-Application Discussion regarding Minor Subdivision
- 7:15PM Nicholas Frasca, for Dennis Chmiel
Pre-Application Discussion regarding Lot Line Adjustment
- 7:30PM Town Center District Zoning
- 8:30PM Mail and Announcements
Review of minutes from 11/22/2016 & 11/29/2016
- 8:45PM Other business
- 9:00PM Adjournment

Seated: Annette **Immorlica**, Vice Chairwoman, John **Quinlan**, Bill **Johnson**, Chip **Spalding**, Dave **Hall****Present:** Stephen **Bennett**, Chris **Aiston****Absent:** Bill **McKinney**, Jim **Bird****7:00 PM – Public Meeting**

Immorlica called the meeting to order, and asked everyone to stand for the Pledge of Allegiance. Charles Denton came before the Board to discuss applying for a minor subdivision of his property at 28 Spring Hill Road. This parcel had been two lots of record until they were combined into one in 1974 for tax purposes. Mr. Denton's wish is to re-establish Map 5-18 into two lots of record. The Board looked over the Spring Hill subdivision maps and the deeds presented. **Spalding** explained that the Planning Board has to go by the current regulations of the Town. They have to look at this as a single parcel. This parcel does not meet the minimum frontage requirement of 200 feet. Mr. Denton would need to apply for a variance with the Zoning Board. Based on this **Spalding** motioned to deny if he made a formal application. **Hall** seconded. All in favor.

7:25 PM

There was no appearance by Nicholas Frasca for Dennis Chmiel regarding a lot line adjustment.

7:30 PM – Town Center District Zoning

Immorlica opened the discussion by stating that this is a meeting, not a hearing. As such the Board would not be hearing input from the public tonight. **Immorlica** wanted to hear from the Board this evening about whether or not they want to go forth with the proposal as is. **Immorlica** asked the AA to append all the emails received regarding the Town Center District Zoning to the minutes so they will be in the public record. She explained that the alternate board members have input in the discussion but only those seated have a vote. The three options are to go forward as planned, table it or abandon the proposal altogether. **Immorlica** read an email from Bill **McKinney** so that the public could hear it. As Chairman of the Board, he votes against moving forward at this time. He wants to spend an additional year refining the proposal to help avoid any negative impact to the downtown neighborhood. **Johnson** votes not to proceed at this time. He states that there are valid concerns in the emails sent from the public. He wants to research further to address the issues and to work further from a legal perspective. He suggests that a subcommittee would be best made up of people not only from the village but also people throughout the town. **Spalding** wants to move forward but feels there is no rush to put it on the Warrant for March. He feels that we have momentum and a sparked interest in the town. He wants to make the language stronger and push forward. **Hall** feels that it is premature to push forward at this time. He suggests that the subcommittee should have a member from the Historic Commission as well as the ZBA. He would like to see a regular commitment from the residents most deeply affected to take part in future meetings as their input is very important. He wants to see consistent and enforceable zoning regulations. **Bennett** wants to move forward but not on the warrant for this year. He feels there is too much misinformation out at this time and feels that we would benefit by taking an extra year. **Aiston** agrees that we need a subcommittee formed to clearly define the intent of the proposal. **Spalding** feels we should not lock into a subcommittee at this time. He wants to continue the dialogue and develop the language. **Immorlica** concurs that we should go forth but not this year. She is concerned that if we do not have a structured committee things will fall through the cracks and wants ongoing input. Zoe Fimbel, Beech Hill Road, thanked the Board for their thoughtful consideration. She supports the idea of forming a subcommittee made up of volunteers from the Town and would like to volunteer as a member of the subcommittee. Peter Ecklund, South Main Street, thanked the Board for tabling the proposal at this time and asked that any future proposal be overseen by Town counsel. Sheila Sturm, North Main Street,

thanked the Board for their thoughtful consideration. She is happy to volunteer her time and legal expertise to a subcommittee as a ZBA member and a town resident. **Immorlica** thanked the public for coming to the meeting and for making their voices heard. She requested that all willing volunteers email the Planning Board so we have their names on file.

8:30 PM – Mail and Announcements

Meridian Land Services, Inc. sent the MV Planning Board on Alteration of Terrain Permit for Map 1 Lot 57 & 58, Old Mill Estates, to be placed on file. There was discussion as to whether all permits approved in '07 are still current; was the road ever bonded?

Action Item: Refer to **McKinney** to reach out to determine what is their intent.

The Board reviewed the minutes from November 22nd. **Johnson** noted that he needs to be listed as absent. **Immorlica** noted that **Aiston** was here but not seated. **Johnson** motioned to accept minutes as amended. **Spalding** seconded. All were in favor, the motion passed.

The Board reviewed the minutes form November 29th. **Spalding** motioned to accept the minutes as written. **Hall** seconded. All were in favor, the motion passed.

Quinlan announced that we have appointed Peter Eckhoff, Dow Road, to fill in the short term opening on the Select Board.

8:40 PM – New Business

Immorlica brought up a conversation she had with **Johnson** regarding 'subdivisions' vs 'developments'. They feel that there needs to be more discussion in determining the difference between the two and the ramifications involved. There was also discussion regarding the clear definition and limitations of a 'conditional use' permit. We do not currently have conditional uses in our regulations.

Jay Wilson came in to discuss creating a formal and efficient checklist in regards to subdivision applications. He would like to see all of the priority agencies and committees, i.e. Fire Dept., Police Dept., DPW, Conservation Comm., Building Inspector, sign off on a checklist and attach any concerns/recommendations to the plans here at Town Hall. He feels this would be a much more efficient way for all parties involved to be kept notified of development plans.

Action Item: Have **McKinney** follow up with Jay Wilson via email regarding developing this checklist.

8:50 PM

Quinlan motioned to adjourn the meeting. **Johnson** seconded. All were in favor, the motion passed.

Respectfully submitted,
Joan Cleary
Planning Board Administrative Assistant