

**MONT VERNON PLANNING BOARD****Public Meeting****February 13, 2018****AGENDA**

Times are approximate and subject to change without notice.

- |        |   |
|--------|---|
| 7:00pm | Conservation Commission- Joanne Draghetti<br>Wetlands Ordinance       |
| 7:15pm | Old Mill Estates – Justin Gamache                                     |
| 8:30pm | Review Subdivision Checklis<br>Review Driveway Checklist              |
| 8:45pm | Other Business<br>Mail & Announcements<br>Review Minutes from 1/23/18 |
| 9:00pm | Adjournment   |

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

**Present:** Chip **Spalding**

**7:00 PM**

**McKinney** called the meeting to order and had everyone stand for the Pledge of Allegiance. Joanne Draghetti and other members of the Conservation Commission were in attendance to discuss strengthening our existing Wetlands Ordinance. Mont Vernon has very little protection for surface/ground waters and Wetlands. The last Master Plan survey showed that 78% of residents place a high priority on protecting the natural resources of the town such as streams and drinking water. Most of the State Regulations for water and wetland protection refer to large bodies of water under the Comprehensive Shoreline Protection Act. The state does not regulate setbacks or upland buffers for small streams, ponds, vernal pools and wetlands. NH DES recommends that local communities develop ordinances for protection and define wetland buffers and setbacks. The Conservation Commission has requested \$5500 in their proposed operating budget for 2018 to hire consultants to assist with strengthening the Town's ordinances. They have contacted FB Environmental Associates out of Portsmouth, NH. They propose working with our existing Site Plan and Subdivision Regulations to strengthen water and wetland protection. The Conservation Commission is seeking support from the Planning Board. **Johnson** suggested that the CC look at similar regulations in surrounding communities. Strengthening and building off what is already there from an ordinance perspective makes more sense than trying to develop a whole new one; we can enhance what we already have. **McKinney** stated that this is a very important issue and any steps we can take to protect our ground water and wetlands area is vital towards preserving our drinking water for years to come. Draghetti mentioned that there has been some talk about possibly instituting limited commercial use in town. She feels that it makes sense to get some ordinances in place before we start approving any kind of limited commercial use. **Quinlan** stated that from the Select Boards stand point he would rather not have the Conservation Commission do this alone. He feels that the Conservation Commission and the Planning Board need to work jointly. The Conservation Commission has the environmental expertise; the Planning Board has the land use expertise. He feels the two should form a joint committee of sorts to come up with reasonable regulations. The Board voted and all agree that the Planning Board does support this.

**7:25 PM – Old Mill Estates – Justin Gamache**

Justin Gamache and Attorney Panciocco came before the Board with the legal revisions requested by Attorney Drescher. The original Subdivision Development Agreement was never recorded back in 2007. Attorney Panciocco made up another for Justin Gamache to sign, updating with the new AOT permit and the changed bond amount. The bond comes up for renewal in July 2018. **McKinney** asked if we will have the compaction testing done prior to July. He stressed that they paved a roadway without having subsoil and finish gravel compaction tests done. It is very important that we get compaction test reports before any reduction of road bond will be discussed. Gamache says that he now has those inspection reports. Attorney Panciocco said they will have Kevin Anderson of Meridian Land Services do a report of all inspections done to date and then request a bond reduction all in one package. Gamache said he also is having Kevin Anderson provide us an as built for the whole road. He will also provide us an easement plan showing the location of the wells. He

will locate the cistern and make sure it is squarely within the cistern easement as described in the recorded instrument. In regard to the By-Laws of the Homeowners Association, they have amended to include an Article 11 which states that the Association cannot be dissolved without the Planning Boards permission. With regard to the Declaration of Protective Well Radii, **McKinney** asked if there is a plan to make it a no salt road. The radius comes across the roadway; road salt may impact the wells. Attorney Panciocco said the permit for the wells was issued and there were no restrictions, however, it wouldn't be a bad idea. **McKinney** said it might be a good idea to petition the Town, if they are going to accept the road, to make it a no salt use road or a limited salt use road. Attorney Panciocco stated that she is comfortable finalizing everything with Attorney Drescher as long as we are comfortable with the revisions presented. **McKinney** said that he went through everything and it looks like all concerns noted have been addressed. **McKinney** explained that in Mont Vernon, town road acceptance is voted on at Town Meeting. Best case scenario would be 2019. Attorney Panciocco will reach out to Attorney Drescher tomorrow to try and finalize all documents. We will schedule Gamache for our next meeting on February 27<sup>th</sup> to get his signature. **Johnson** stressed again that the compaction test reports are required before we can consider accepting the road. Gamache stated that it is his intent to do everything the way that it is meant to be done.

#### **7:50 PM – Review of Subdivision Checklist & Driveway Checklist**

**Immorlica** asked for the Boards opinion on the changes she's made to the checklist. She wants the Board to agree on the format before continuing with the changes. The Board likes what she has done so far. She will continue to work on the checklist. **McKinney** sent out the driveway checklist for everyone to review. No one received the email; we will table this discussion until next meeting and he will resend to the Board.

#### **8:15 PM – Other Business**

A driveway permit submitted for Map 1-21-2, Purgatory Road was denied by the Building Inspector because the plan shows it going through a drainage easement. They sent it to us to either deny or over ride and approve. The Board looked over the plan and agreed that the permit needs to be denied. They need to move the driveway away from the drainage easement. Joan will notify the Building Inspector.

#### **8:20 PM**

Leo Maniace, 7 Lovells Way, came before the Board to discuss his desire to operate an internet firearms business out of his home. He has a Federal Firearms License through the ATF. This would be an internet business only; no signage; no interaction with the public. He would deal with other wholesalers via the internet. There would not be any inventory on the property. **McKinney** explained that by definition this would be considered a Home Business. He will have to go before the ZBA and apply for a Special Exception under Section I.406.3 of our Zoning Regulations. He will come back to the office tomorrow to pick up the application and instructions for filing for a Special Exception.

#### **8:35 PM**

Bill **McKinney** and Bill **Johnson** are up for reappointment to the Board in 2018. We have received emails from two residents who are willing to become alternates to the Board. For Town Election we will be looking for a Chair, Vice Chair and Secretary.

#### **8:40 PM**

The Board reviewed the minutes from January 23, 2018. **Immorlica** motioned to accept the minutes as written, seconded by **Johnson**. All were in favor, the motion passed.

#### **8:45 PM**

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

Respectfully submitted,  
Joan Cleary  
Mont Vernon Planning Board  
Administrative Assistant