

MONT VERNON PLANNING BOARD

Public Meeting
February 27, 2018

AGENDA

Times are approximate and subject to change without notice.

- 7:00pm Old Mill Estates – Justin Gamache
- 7:30pm Revised Town Center District Ordinance
- 8:00pm Conditional Use Permit
- 8:30pm Driveway Checklist
- 8:45pm Other Business
 - Mail & Announcements
 - Review Minutes from 2/13/18
- 9:00pm Adjournment

Seated: Bill **McKinney**, Annette **Immorlica**, John **Quinlan**, Steve **Bennett**, Eric **Will**

Absent: Bill Johnson, Chip Spalding, Dave Hall, Chris Aiston, Jim Bird

7:00 PM

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance. Justin Gamache came before the Board and delivered the Proposed Easement Plan and compaction testing report from Miller Engineering. The Easement Plan looks fine. **Immorlica** asked where is the access to the 50 acres of open space acreage that goes to the old mill. Gamache said there are two sections of the road that are connected to the open space without any lots in between them. The open space is owned by the Homeowners Association. **Immorlica** stressed that this open space is contiguous with a lot of other open space. She feels there should be a public access for people other than the residents of Old Mill Estates. For the future she wants to see open space with an access easement. The compaction test report shows road base compaction of 95%. However, the test report shows only the first 400' of Riley Road was compaction tested. The road is 2500' feet long plus Crosby Drive needs to be tested. Gamache said that further into the spring he will have Miller Engineering come back out to complete the compaction testing. We cannot reduce the road bond or accept the road until the compaction testing is complete. We still need the Subdivision Development Agreement signed and Meridian needs to get a mylar to us for signing.

7:30PM - Revised Town Center District Ordinance

McKinney wants the Board to take time to review and come up with possibilities for the Town Center District as far as what minor businesses we might be interested in allowing into Town by right, by conditional use permit, by special exception or by variance. The TCD subcommittee have some very good recommendations, leaning towards Conditional Use Permits. **McKinney** wants to have this ready to present at the 2019 Town Meeting. **Immorlica** questioned how we should notify people that it's back on the table so we don't end up with a shocked populous. We discussed a public notice and social media.

8:00PM –Conditional Use Permit

Will noted that when this first came up there was the impression that this would have some measurable impression on people's property tax. How do we educate the Town that instituting this is not going to reduce property taxes. **McKinney** suggested putting together a flyer giving the details of what a Conditional Use Permit would and would not do for the Town. **Immorlica** thinks that the Conditional Use Permit vs Special Exception is very confusing. She thinks there needs to be a large amount of education for the public pertaining to what each one is and why we would want to go the route of Conditional Use Permit over the Special Exception.

7:45PM - Driveway Checklist

McKinney added a checklist to the back of the existing Driveway Permit. This is to make it easier for people to make sure that they provide all necessary information to the DPW Director for him to make an educated decision. **Immorlica** noted that the numbering is not consistent with the rest of our regulations.

8:00PM

Immorlica thinks it's about time to put together an updated regulations book as we have made so many changes to the existing version. We need to add the Structure Definition, the Accessory Dwelling Unit and the Driveway Checklist.

8:10PM - Other Business

We have received requests from a few residents to be made Alternates to the Planning Board.

Quinlan noted that all new appointments to Committees will be made at the first Selectmen's meeting after Town Meeting. **Quinlan** discussed a resident who has an issue with getting a street number for his parcel. It is a legal non-conforming lot of record. There is a house on either side numbered consecutively; we would have to either renumber one of those houses to conform with 911 mapping requirements or make this new driveway a private way. **Immorlica** asked **Quinlan** if there is a warrant article written for the Junkyard Permit. **Quinlan** said they do not need one; they have full authority. There will be new policy and new procedures in place by summer time.

8:20PM

The Board reviewed the minutes from February 13, 2018. **Bennett** motioned to accept the minutes as written, seconded by **Immorlica**. All were in favor, the motion passed.

8:30PM

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

Respectfully submitted,
Joan Cleary
Mont Vernon Planning Board
Administrative Assistant