

MONT VERNON PLANNING BOARD**Public Meeting Minutes****March 26, 2019****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Joanne Draghetti – Conservation Committee
Proposed Wetlands Ordinance
- 8:30 pm Other Business
Mail & Announcements
Review Minutes from 3/12/19
- 9:00 pm Adjournment

Seated: Bill **McKinney**, Bill **Johnson**, Tim **Berry**, Rebecca **Schwarz**, Michelle **Reisselman**, Steve **Bennett**, Charles **Baker**

Absent: Chip **Spaulding**, Dave **Hall**, Eric **Will**, Jim **Bird**

7:00 PM

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance. **McKinney** welcomed and introduced the new Selectmen's Rep, Tim Berry, to the Board. Joanne Draghetti, Conservation Commission, returned to continue our review of the Proposed Wetlands Ordinance. The Board started back up at the *Definitions* section. Draghetti noted that these definitions are fairly universal; they are taken from the NH DES website. Draghetti had asked for feedback on this from Barbara Richter, NH Office of the Association of Conservation Commissions. Richter made the comment that in the definition of *adjacent*, the words *reasonable proximity* could be challenged; *reasonable* is hard to define. She asked is it possible to put in a distance for clarification. **Johnson** feels that it is best to define it as *reasonable* is subjective; what one person feels is reasonable may not be what another feels is reasonable. **McKinney** questioned the definition of *other waters of the United States*. He feels that they may be waters that are protected by the EPA. **Berry** agrees that they are waters that are under the jurisdiction of the Environmental Protection Agency. He stated he has recently read that there are disputes on water protection having to do with farmers and farm ponds that stand alone. These waters are not protected because they are not connected to other waters. He feels that the jurisdiction is the key element in this definition. Draghetti would like to do more research on this. She will contact DES to find out how this is interpreted by other towns and the state. This may not be relevant to Mont Vernon. She will also research how to define *reasonable proximity*.

Draghetti went on to discuss Hydric Soils. That definition came from the National Technical Committee for Hydric Soils. The Board moved on to the *Permitted Uses* section. They added one to the list: (F.) Approved fire protection systems or structures including but not limited to cisterns, pump houses, bunkers, etc. There was discussion on the definition of *structure*. **McKinney** feels that definition should be added to the ordinance as it is used frequently throughout. **Bennett** brought up (D.) Agriculture in the wetlands buffer. There was discussion on limiting the use of chemical fertilizers, except lime or wood ash. **Berry** noted that there should not be an exception for natural fertilizers. Manure runoff is a serious issue; the nitrogen problem is just as bad if not worse that with commercial fertilizers. Draghetti agrees, especially with all the steep slopes we have in town. This is part of the issue with Carleton Pond. The Conservation Commission did have a discussion with Kevin Pomeroy about pushing the corn back a bit because of the green algae in the pond due to the runoff from the corn field. **McKinney** discussed purified organic fertilizers such as melorganite. Draghetti will research further. The Board moved on to *Conditional Uses* and *Conditional Use Permit*. There were minor changes made to both. **Berry** brought up (F.) Disposal of snow and ice collected from roadways and parking areas. He feels that we should maybe strike this as a conditional use. He feels that it applies more to larger cities that exist on large waterways. Draghetti moved on to the *Enforcement* section. 'Any wetland altered in violation of this article shall be restored at the expense of the violator(s)' should be added. This verbiage is taken from Durham's Wetland ordinance. **Johnson** commented that the biggest thing we lack in this town is enforcement. He added that we may want to have a bond posted to hold a person financially accountable. **Berry** mentioned the *Identification of Buffer* section. 'The applicant may also be required to place a permanent monument at all points of the lot lines which intersect with the upland limit of the Wetlands Conservation Overlay District...' He asked who is going to decide whether it's required or not? He stated that surveyors don't work cheap; it may be a bit onerous to make someone put granite bounds in to demarcate their wetlands buffer. **McKinney** said it would only be at the request of the Conservation Commission. Draghetti said it might be requested if it was an important wetland in town such as Black Brook. **McKinney** and Draghetti suggested that we meet one more time to finalize before presenting this to the public.

8:35 Other Business

The Board reviewed the minutes from 3/12/19. **Johnson** motioned to accept the minutes as amended seconded by **Schwarz**. All in favor, the motion passed. Selectman Roberge has asked if we are updating the chapters of the Master Plan chronologically and if so what other ones have been updated. **McKinney** responded that yes they have all been updated chronologically. The only one left is the Municipal Facilities Chapter which is being worked on now. **Berry** mentioned that the Selectmen are looking for volunteers for the Town Building Renovation Committee. **McKinney** mentioned that the NRRRA Conference registration has opened. Joan will email to the Board members. **McKinney** met with NRPC to finalize the Town Center District Ordinance. He is reformatting and will have it to the Board for review before the next meeting. He questioned would the Planning Board allow for craft breweries and wineries. The Board agreed to put it into the proposed ordinance. **Schwarz** is hoping to have the Master Plan Update completed by the next meeting.

8:55 PM

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

Respectfully submitted,
Joan Cleary