

**Mont Vernon Planning Board
Public Meeting Minutes
April 9, 2019**

AGENDA

Times are approximate and subject to change without notice.

- 7:00 pm Eric Reitter, 23 Old Amherst Road
Possible Lot Line Merger
- 7:30 pm Proposed Town Center District Ordinance Review
- 8:30 pm Other Business
Mail & Announcements
Review Minutes from 3/26/19
- 9:00 pm Adjournment

Seated: Steve **Bennett**, Bill **Johnson**, Tim **Berry**

Present: Charles **Baker**, Chip **Spalding**, Dave **Hall**

Absent: Bill **McKinney**, Rebecca **Schwarz**, Michelle **Reisselman**, Eric **Will**, Jim **Bird**

7:00 PM- Eric Reitter, 23 Old Amherst Road

Bennett, Acting Chair, called the meeting to order and had everyone stand for the Pledge of Allegiance. Mr. Eric Reitter, 23 Old Amherst Road (Map 10-52), came before the Board to discuss a possible boundary line adjustment between two parcels. He and the owners of 9 Hillcrest (Map 10-53-4-1) want to jointly purchase a 5 acre lot of land on Old Amherst Road (Map 10-53-4-2). They then want to split the lot in half and each absorb half into their respective parcels. The purpose of this is to protect the property, not to build anything on it. He brought in an overview of the map for the Board to review. He questioned if there are any special requirements other than having a survey done showing the lot line adjustment. They are planning to purchase the property at the end of the month. The Board agreed that it is very straight forward plan. There will be a lot line merger and then a lot line adjustment. **Spalding** noted that Meridian will have to put new monumentation delineating the new property line. Also there will need to be a new mylar which will be recorded at the Registry. Mr. Reitter will come back to the Board once the property is purchased and the new survey is complete.

7:30 PM – Proposed Town Center District Ordinance Review

Spalding gave **Berry** the background history: About a decade ago, while updating the Master Plan, the Planning Board did a profile to get input given from the town. One of the things that came out of that was that the town wanted to see the town center become more vibrant. The Planning Board took that as some direction to start looking at our zoning. The current zoning for the village is residential only. There are some special exceptions but the only thing you can really do is have a house. The Board started to develop language to allow for multi uses in the village. Instead of adding a whole new zoning they took a look at the residential district to see if we could add additional uses that could be permitted. They felt this would be the best place to do this multipurpose use because of the Historic District Overlay which provides another layer of scrutiny and review. The Selectmen helped to form a committee to review the language put together by the Planning Board. The Committee's feedback was incorporated into the Proposed Ordinance. **Hall** mentioned that the biggest item the Town Center District Committee came up with was the recommendation that these uses be owner occupied. The Planning Board has since modified that recommendation; the Board feels that it is too prohibitive. There will be certain not-owner occupied uses permitted by Conditional Use Permit. The Board next reviewed the most recent revised Proposed Ordinance emailed by **McKinney**.

Spalding questioned Section 1-408.1(b) (ii) '*The Planning Board may waive the minimum frontage, setback and lot size required elsewhere in the Zoning Ordinance for the Town of Mont Vernon to maintain greater consistency...*' That is typically a ZBA role. **Johnson** feels this was suggested in order to give the Board some flexibility. **Baker** stated that this language came about from suggestions given to **McKinney** from the NRPC back in February. **Hall's** recollection is that this was proposed so as to keep it with the Planning Board so the applicant would not have to jump through a myriad of hurdles. If the use is low impact, there should be a fast track to approval in the permitting process. If it's more intensive; if there will be noise, traffic, water/septic impacts, it would fall into another category. **Spalding** feels that we need to get the definition of Conditional Use Permit squared away before going too much farther with this. **McKinney** is in the process of updating the checklist. **Berry** noted that if we are creating a new overlay district, why can't the Planning Board take jurisdiction over setbacks, frontage, etc. and take it out of the hands of the ZBA. **Bennett** noted that if we are

permitting it by Conditional Use it does not have to go to the ZBA. **Spalding** does not feel that there is a lot of risk in this as the center of town lots are subdivided to as small a size as you can get, with a few exceptions. There was discussion on owner occupied vs not-owner occupied uses. **Johnson** stated that he feels when **McKinney** returns we need to further discuss the language, as well as discuss **Spalding's** points and the Conditional Use Permit.

8:35 PM - Other Business

The Board reviewed the minutes from 3/26/19. **Johnson** motioned to accept the minutes as written seconded by **Baker**.

8:40 PM

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

Respectfully submitted,
Joan Cleary