

MONT VERNON PLANNING BOARD**Mont Vernon, NH 03057****Meeting Minutes - April 25, 2017****AGENDA**

Times are approximate and subject to change without notice.

7:00pm	NRPC Training Session
8:30pm	Elected Positions – Chair, Vice Chair & Secretary Mail & Announcements Review Minutes from 3/28/17 & 4/11/17
8:45pm	Other Business
9:00pm	Adjournment

Seated: Bill **McKinney**, Annette **Immorlica**, Chip **Spalding**, Dave **Hall**

Present: Eric **Will** **Absent:** John **Quinlan**, Bill **Johnson**, Steve **Bennett**, Chris **Aiston**, Jim **Bird**

7:00 PM – NRPC Training Session

McKinney asked everyone to stand for the Pledge of Allegiance. Jennifer Czysz ran a training session for the Planning Board, Town Center District Subcommittee and the Zoning Board of Adjustment on the similarities and differences of Variances, Special Exceptions and Conditional Use Permits. She focused primarily on a Conditional Use and a Special Exception. They are virtually one and the same. Essentially, the only difference is that the Planning Board grants conditional use permits while the ZBA grants special exceptions. The Town decides what issues call for a conditional use or special exception based on what board (Planning Board vs. ZBA) the issue is more relevant to and whether the use is enabled under RSA 674:21, Innovative Land Uses. If a use is not permitted by right, conditional use permit or by special exception in the zoning ordinance, the applicant may apply for a variance. In order to be granted a variance, one must be able to prove that the strict enforcement of the zoning ordinance would cause “undue hardship” due to a circumstance that is exclusive to the property of interest. Czysz answered questions and left literature. **McKinney** thanked her for coming.

8:45 PM

McKinney called the meeting to order. Nominations were made for the positions on the Board.

Immorlica motioned to nominate **McKinney** as Chairman. **Hall** seconded. All were in favor. The motion passed. **McKinney** motioned to nominate **Immorlica** as Vice Chairman. **Spalding** seconded. All were in favor. The motion passed. **Immorlica** motioned to nominate **Spalding** as Secretary. **Hall** seconded. All were in favor. The motion passed. The Board reviewed the minutes from 3/28/17. **Immorlica** motioned to accept the minutes as written. **Spalding** seconded. All were in favor. The motion passed. The Board reviewed the minutes from 4/11/17. **Spalding** motioned to accept the minutes as written. **Hall** seconded. **McKinney** and **Immorlica** abstained. The motion passed.

9:05 PM - Other Business

The Board continued discussion on the Orchard Hill Subdivision and the Off-Site Improvement Modification request on Purgatory Road. **Immorlica** spoke about the section regarding low volume roads. She stated that there are another 91.5 acres beyond where Vaughn proposes to develop. Assuming that they are 5 acre lots, there could potentially be another 20 house lots developed back there. Figuring that into the ITE trip equation, she stated that this would add another 200 car trips per day. This would no longer be considered a low volume road and she feels we need to keep that in mind. **McKinney** feels that this would be for a future developer to worry about if and when it were to happen. **Hall** questioned where does the jurisdiction of the Planning Board start and end? Can we legally require a current developer to take responsibility and onus for something down the road that hasn't even been planned? He and **McKinney** feel this is an unreasonable expectation. **Hall** can see trying to get them to build the biggest base possible in anticipation of what might happen. He suggests negotiating on the base gravel and yielding on the pavement depth. **McKinney** agrees that the base gravel is the key component - 12” compacted bank gravel and 6” crushed stone is more than what 90% of our roads in town have now. **Immorlica** noted that those roads are all falling apart. She suggested doing the base and gravel and skip the top coat; it would be much friendlier to the environment to have the road permeable. **Spalding** explained that with the 15% grade of the road you have to put down pavement. Even with a well-drained road, with slopes over 10% the road will get torn up with drivers trying to get traction to get up the hill. **Immorlica** stressed her

displeasure with this development. She feels that Vaughn has not worked with us at all. We are not following the Conservation Commission's recommendations on this. **Hall** stated his opinion as a developer himself and a Planning Board member- if we are not satisfied with the developments coming before the Board, we need to change the regulations in the book. We are bound by the regulations. If it does not state something particular in the zoning we cannot enforce it. We are a planning board, not a reactionary board. **McKinney** added to that. We may not want the lots subdivided; we may want conservation easements. Where does it state that in the zoning regulations? If we want the power to enforce that we need to amend the regulations. We cannot pick and choose. We cannot force people to do what is not in our regulations and is not in accordance with state statutes. **Hall** asked what can we require or suggest regarding implementing safety measures as they apply to the gun club. **McKinney** feels it is reasonable to require a no disturbance buffer of 300' around the gun club. **Hall** suggests that if we can come to terms on the road specs we could give them a conditional approval subject to understanding what safety measures are as it relates to the gun club. **Spalding** suggests that we might accept the proposed 12" bank gravel, 6" crushed stone and 18' of pavement but he wants to see 2' shoulders on each side instead of 1' shoulders. **Will** suggested that based on the UNH study the pavement thickness should be 3" base coarse instead of the 2 1/2" they are proposing. **Immorlica** stated that she does not feel they are ready to receive a conditional approval. They have not done the language on the conservation easement. They have not given us the drainage easement language for us to give to our lawyer. **Spalding** suggests telling them that they are close; give us the rest of the language and updated drawings. We cannot give conditional approval without it. Discussion ended with no formal decisions pending continuance of public hearing.

10:15 PM

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

Respectfully submitted,
Joan Cleary
Planning Board Administrative Assistant