

**MONT VERNON PLANNING BOARD****Public Meeting Via Zoom****April 28, 2020****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Master Plan Addendums to the Facilities Chapter

8:00 pm Other Business

Mail & Announcements

Review Minutes from 3/10/20

8:15 pm Discussion on Driveway Ordinance

8:30 pm Follow Up Discussion Old Wilton Rd.  
Line Adj./Variance

Lot

9:00 pm Adjournment

**Present:** Bill McKinney, Bill Johnson, Charles Baker, Chip Spalding, Dave Hall

**Absent:** Stephen Bennett, Tim Berry, Rebecca Schwarz, Eric Will, Michelle Riesselman, Jim Bird

**7:05 PM**

**McKinney** called the meeting to order. The Board addressed the Master Plan Addendums to the Facilities Chapter which **Baker** has been working on diligently. He has added all the information from the MVVS to Appendix A. **Baker** made note of a couple minor changes made to the colors used on Tables A6-A8, but the data is what was there from the beginning. There was question of whether or not to include MVVS financial capital information in Table A8. **Johnson** feels it is not necessary; **Hall** thinks it is interesting and valuable but the figures will be irrelevant in a short period of time. **Baker** will remove the financials and send the full chapter and appendix to Joan to forward to the Selectmen. Joan will get this put on the agenda for the 5/18/20 Selectmen's meeting. **McKinney** and **Baker** will be available.

**7:40 PM Discussion on Driveway Ordinance**

Ben Crosby, DPW Director, sent through a list of proposed amendments to the most recent driveway ordinance:

- All driveways being paved and/or repaved will now require a driveway permit.
- Any driveway that is being reconstructed/changing the footprint and/or approach to the town road will require a permit.
- Any excavation within 50 feet of the town right-of-way should require a permit.
- A fee of \$25 to \$50 will be required for permits.

The Selectmen do not feel that a fee is necessary or appropriate. They feel that 50 feet within the right-of-way is much too restrictive. **McKinney** stated that any proposed fees should not be in a Planning Board Ordinance; they should be in a Town Ordinance adopted by the Selectmen. He went on to say that the town has no authority outside of the town right-of-way to dictate what somebody can do on their land. The driveway permit and regulations state clearly that all of our authority and jurisdiction is within the town right-of-way. **McKinney** does personally support a fee for a driveway permit. There are costs associated with doing the inspections and making sure the driveways are installed correctly. He supports an escalated fee for repaving, regrading or expanding a driveway. The Board suggested amending the bullet #1 to read ‘All driveways being paved or repaved that do not alter compliant grading or drainage do not require a permit’.

The Board agrees with bullet #2 – if the footprint of the driveway or the approach to the road is changed it should require a permit. Bullet #3 – We have no authority/ jurisdiction outside the town right-of-way. Bullet #4 – Up to the Selectmen to create an ordinance that deals with driveway permit fees. The Board supports a permit fee that could help to offset the review and inspection costs to the town.

### **8:10 PM - Follow Up Discussion Old Wilton Road Lot Line Adj./Variance**

**McKinney** discussed the situation that took place with the Old Wilton Rd. lot line adjustment. When Jeb Heaney first came to the Board to talk informally about what he could do with his land, he was told he was in 2-acre zoning based upon the maps at that time. In July of 2019 those maps changed. When Jeb came back in for a 2<sup>nd</sup> discussion, we looked at the newest maps which now had him in 5-acre zoning excluding wetlands. The newer maps moved the actual line for the watershed district to the other side of these 2 properties. We were never informed by the NRPC. There was a ZBA hearing on 4/7/20. A variance was granted for relief to allow a home to be built on this property. **McKinney** is in full support of the ZBA’s finding. These people bought this property in good faith understanding that they had a buildable piece of property. An ordinance changed mid-stream when they were in the middle of a business deal. The ZBA did a great job listening to all sides of the discussion and weighing the benefits to the property owner, as well as the concerns of the community and the abutters.

### **8:40 PM - Other Business**

The Board discussed a voluntary lot merger on Dow Road. Joan will schedule for May 12, 2020. Joan will check both deeds for easements. The Board discussed a lot line adjustment submitted by Fieldstone Land Consultants. Joan will schedule him for May 26, 2020. The Board next reviewed the minutes from March 10, 2020. **Spalding** motioned to accept the meeting minutes as written seconded by **Baker**. All in favor, the motion passed.

### **9:00 PM**

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

Respectfully submitted,

Joan Cleary

MVPB Administrative Assistant