

MONT VERNON PLANNING BOARD**Public Meeting Minutes****May 22, 2018****AGENDA**

Times are approximate and subject to change without notice.

- 7:00pm Jeff & Mary Wilson, 75 Old Amherst Rd. Discussion of Subdivision
- 7:30pm Public Hearing – Acceptance of Amendments to the Master Plan Land Use Chapter
- 8:00pm Other Business
Mail & Announcements
Review Minutes from 5/8/18
- 9:00pm Adjournment

Seated: Bill McKinney, Bill Johnson, Steve Bennett, John Quinlan

Present: Eric Will, Chip Spalding, Charlie Baker, Michelle Riesselman

Absent: Dave Hall, Rebecca Schwarz, Jim Bird

7:00 PM – Public Hearing - Acceptance of Amendments to Land Use Chapter

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance.

McKinney opened the Public Hearing on Acceptance of Amendments to the Land Use Chapter of the Master Plan. There was no comment from the public. Public hearing was closed. **Bennett** motioned to accept the amendments to the Master Plan Land Use chapter, seconded by **Johnson**.

All were in favor, the motion passed.

7:15 PM – Jeff and Mary Wilson, 75 Old Amherst Rd., Subdivision Discussion

Bennett recused himself from the discussion as he is an abutter. The Wilsons came before the Board to discuss the feasibility of subdividing their property. Their house lot, Map 2-40, is a 13 acre piece in current use. They own the adjacent lot, Map 2-39 which is a legal non-conforming lot consisting of .73 acres. They fall within 5 acre zoning requiring 300' of frontage. They are interested in making a 2nd house lot out of parcel Map 2-39 by way of selling some of their land off of their house lot, parcel Map2-40. They would fall 1.5' short of the frontage requirements of 300'. **Spalding** explained that they should not touch the boundary lines of the grandfathered lot (2-39) as it would not be a buildable lot by today's zoning regulations. **McKinney** and **Johnson** stated that as a legal lot of record it does have some value to it; however, if they don't want anyone to build on it they may want to merge the two lots, get as close to the 600' frontage required and then go to the ZBA to request a variance for the frontage shortfall. **Spalding** suggested that the Wilsons might approach their neighbor and see if they'd be willing to sell a sliver of land to them in order to give them the necessary frontage.

7:30 PM

McKinney did some further research on the Lynch property regarding the potential for a lot line adjustment. This would not be considered a subdivision; we could do a simple public hearing on a lot line adjustment.

7:40 PM Other Business

- Jennifer Czysz from NRPC has moved on to Strafford Regional Planning Commission as of May 29, 2018. She was very helpful to us and will be missed.
- There is an Informal Roundtable at the NRPC offices on June 4, 2018. All interested are invited to join. Joan will forward to the Board members.

- The Board reviewed the minutes from 4/24/18. **Spalding** motioned to accept the minutes as written, seconded by **Quinlan**. All were in favor, the motion passed.
- The Board reviewed the minutes from 5/8/18. **Bennett** motioned to accept the minutes as written, seconded by **Will**. All were in favor, the motion passed.

7:45 PM Election of Board Positions

Bill **Johnson** volunteered to take the position of Secretary. All were in favor.

Steve **Bennett** volunteered to take the position of Vice Chair. All were in favor.

Bill **McKinney** volunteered to take the position of Chairman. All were in favor.

7:55 PM Review of Rules of Procedure

Tabled until next meeting. Joan will send out to the Alternates.

8:00 PM Old Mill Estates Road Compaction Testing

McKinney is still trying to get in touch with Kevin Anderson from Meridian. **Spalding** asked if we might be able to have them test on the shoulder of the road as opposed to the middle because you will never have a good patch on that road. It's a destructive test. He suggests that we wait another construction season and wait to do the testing. **McKinney** suggested that we could do a 10 year maintenance bond on the road. **McKinney** will again reach out to Kevin Anderson to discuss.

8:15 PM Review Open Space Development Discussion

Quinlan opened discussion on the possibility of getting away from 2 and 5 acre zoning. As a long term goal he would like to see it made policy that all future large developments could only be open space developments. The aim is to prevent Mont Vernon from becoming a cookie cutter town. We have to keep Mont Vernon viable for the indefinite future. **Johnson** noted that if that were ever to happen, we would need to bring back impact fees. **McKinney** thinks this will be a good topic to discuss with the NRPC on June

4th. **Spalding** suggested that the Planning Board could look at the town tax maps to determine what is left for un-subdivided parcels and try to figure out the best approach. He feels we should look at connecting our roads.

8:20 PM

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

Respectfully submitted,
Joan Cleary Mont Vernon Planning Board
Administrative Assistant