

**MONT VERNON PLANNING BOARD****Mont Vernon, NH 03057****Meeting Minutes – May 23, 2017****AGENDA**

Times are approximate and subject to change without notice.

- 7:00pm Rules of Procedure – Final review and adoption
- 55+ Housing – D. Hall discussion
- Master Plan subcommittee – B. McKinney discussion
- Revised TCD ordinance – D. Hall update
- Discussion of upcoming BOS goals
- 8:30pm Mail & Announcements  
Review Minutes from 4/25/17
- 8:45pm Other Business – Road Bond Old Mill Estates
- 9:00pm Adjournment

**Seated:** Bill **McKinney**, Annette **Immorlica**, John **Quinlan**, Bill **Johnson**

**Present:** Chip **Spalding**, Steve **Bennett**

**Absent:** Eric **Will**, Dave **Hall**, Chris **Aiston**, Jim **Bird**

**7:00 PM – Rules of Procedure**

**McKinney** called the meeting to order and asked everyone to stand for the Pledge of Allegiance. The Board reviewed the Rules of Procedure. **Immorlica** spoke of the section regarding an alternate filling in for an absent Board member. She feels that if an alternate is sitting in for a Board member, that alternate should be required to sit through that particular case to the end in order to maintain continuity. **Bennett** stated that this may not be practical if what is before the Board carries on for months. **McKinney** agreed. As long as there is a quorum who is familiar with the topic you should be prepared to move forward. The meeting minutes along with plan submittals should make it possible for the Board to be familiarized with the case presented. **Immorlica** motioned to adopt the Rules of Procedure for the Mont Vernon Planning Board. **Johnson** seconded. All were in favor. Motion passed.

**7:17 PM Master Plan Subcommittee**

**McKinney** wants to put together a work group instead of a subcommittee. He wants something less formal so they can get together at their own pace to move things forward with the Master Plan. He suggested that **Immorlica** take charge of this. **Immorlica** feels that the Land Use Chapter is the one that needs most immediate attention. **McKinney** feels that updating two chapters a year would be a good goal. He would like to see 1 or 2 people from the Board along with another 4 or 5 citizens from the community. **Immorlica** agreed to lead the work group.

As Dave **Hall** was absent, we tabled the 55+ Housing & Revised TCD ordinance discussions.

**7:30 PM – Upcoming BOS Goals**

**Quinlan** discussed the need for reorganization among the various Commissions and Committees in Town. The Select Board feels that things have become disjointed and wants to increase the lines of communication between all parties. The Select Board is not always aware of what each Committee is doing; they want the opportunity to add opinion and help mold what is going on to fit with what the Towns goals are in general. **Quinlan** proposes meeting with each of the Boards & Commissions over the next two months to discuss what their agenda items are for the year. He wants each Chairman to file a one page synopsis highlighting the minutes and key discussion points from each of their meetings. He stated that we have a very clunky town structure; we have no way of getting around that because we don't have

a professional staff. We rely mainly on volunteers. He wants to set a common agenda for everyone. He stated that part of a Selectmen's job is to oversee what's going on. He will be setting up meetings with the different Boards starting in June.

#### **7:45 PM – Mail & Announcements**

**McKinney** read the email from Jim Kempf, Purgatory Falls Fish & Game Club, regarding Brett Vaughn's offer of the 300' buffer to the south and west of the gun club property. The Club has voted to decline the offer. The conditions proposed by Mr. Vaughn were unacceptable to the club. **Quinlan** pulled up the minutes from the Gun Clubs last meeting so as to give more detail on the situation. Mr. Vaughn wants the gun club to raise the existing berm 15' and put up a 20' stockade fence. He wants an overhang added to the pavilion building for noise reduction. This would reduce the skyline of the range. He wants them to install sound panels on the back and side walls of the building. This would render the club ineligible for hosting NRA sanctioned silhouette competitions. Another provision of his proposal establishes the cost of the land he would hand over at \$100,000. This is double the amount he quoted the Directors at their 4/26/17 meeting. Vaughn placed a one year time period during which all work would have to be completed or the club would have to pay \$100,000 for the land all at once. Mr. Vaughn also expects to be able to consult and have a say in the development of new range rules and safety precautions. The Board unanimously rejected this offer but will consider a counter proposal up to and including a total rejection of taking possession of the land under any conditions.

**McKinney** next read an email from the Joanne Draghetti, Chairman of the Conservation Commission. This is an update in regards to Vaughn's request for the Commission to pay for all legal costs associated with the Conservation Easement. Draghetti explained that they have been in touch with the NH Assoc. of Conservation Commissions and surrounding towns to research an example of a standard conservation easement. However, most are drafted for each individual property under different circumstances which requires legal counsel. The Commission has limited funds; it may not be a feasible undertaking. The Conservation Commission will not make any commitment to agree to Vaughn's request to pay for legal costs until they have information to make an informed decision. The Conservation Commission has contacted the legal department at the NHMA to request some general legal and procedural advice. If any Conservation funds are used for the purchase of a property or easements, the Commission may be required to hold a public hearing. Under RSA 36-A:4 the Board of Selectmen would need to approve and sign the conservation easement. The Commission will meet with the Board of Selectmen to begin to discuss Vaughn's request. **Bennett** feels they should take advantage of the easement offered. He feels the Conservation Commission needs to come up with a list of what they want for permitted

uses. He feels that there would be minimum legal costs in drawing up the document. **McKinney** agrees that the Commission needs to come up with what they want to have permitted in the easement. **Immorlica** stated that the Conservation Commission is moving forward with the Carleton Pond project this year. They have approximately 81K for the project. The estimate they have is approx. 96 K although the estimate is 5 years old. The Commission is cutting back to save costs. They are pulling out the proposed granite benches and 3 of the 5 stone platforms on the plan. **Quinlan** stressed that they don't have to complete everything this year. They are hoping to start the project in August. **Spalding** said that in looking at the design, he noted that there is not a safety bench on the plan. This is a ledge like you would have in an in ground pool to help keep you from sliding to the bottom of the pond should you fall in. The depth in the middle of the pond will be 12'. He brought this to Bill Davidson's attention and thinks they need to add a safety bench to the plan.

#### **8:15 PM – Road Bond Old Mill Estates**

**Spalding** reviewed the Road Bond Estimate numbers. There is not a price for the cistern on this estimate. **Johnson** thinks some of their cost estimates are low. **Spalding** compared their figures against the NH DOT standards. There are discrepancies in both quantities and costs on their schedule. Our end figure for the bond is substantially higher than what they propose. **McKinney** will contact Kevin Anderson with our revised numbers.

#### **8:45 PM**

The Board reviewed the minutes from the 5/9/17 meeting. **Quinlan** motioned to accept the minutes as amended. **Immorlica** seconded. All were in favor. The motion passed.

#### **8:50 PM**

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

Respectfully submitted,

Joan Cleary

Planning Board Administrative Assistant