

MONT VERNON PLANNING BOARD**Public Meeting Minutes****June 23, 2020****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Lot Line Adjustment – Tom & Shirley Curtis
Hutchinson Rd/Old Wilton Rd Lots 1-82 & 1-82-2
- 7:30 pm Discussion on Amendments to Existing Driveway Ordinance
- 7:45 pm Update on Old Mill Estates Road Bond Reduction
- 8:00 pm Discussion on Legal Input on Proposed Wetlands Ordinance
- 8:30 pm Discussion on Detached ADU's to Existing Ordinance
- 8:45 pm Other Business
Mail & Announcements
Review Minutes from 6/9/20
- 9:00 pm Adjournment

Present: Bill McKinney, Steve Bennett, Tim Berry, Charles Baker, Rebecca Schwarz, Chip Spalding

Absent: Bill Johnson, Dave Hall, Eric Will, Michelle Riesselman, Jim Bird

7:03 PM – Lot Line Adjustment - Curtis, Hutchinson Rd/Old Wilton Rd Lot 1-82 & 1-82-2

McKinney called the meeting to order and had everyone recite the Pledge of Allegiance. Tom Curtis was present; Mike Dahlberg was absent. The Board received correspondence from Mr. Michael McCosh, an abutter who is opposed to this lot line adjustment. **McKinney** read the letter into record (attached). **Berry** stated that he feels the stipulations we required for the proposed lot line adjustment have been met. We got email confirmation that the slopes were taken into account and we were granted an easement on the side of Hutchinson Rd. He feels it would be a strange world that we live in if our abutters can dictate what we do with our land within the scope of our zoning regulations. He feels Mr. Curtis' lot line adjustment is well within the scope of our zoning regulations and we should go ahead and approve it. **Baker** agrees; he feels it was thoroughly discussed previously and all our requests have been met. **Spalding** was hoping that the surveyor would be present on this call to go through the calculations again. He would like to know the changes made to account for the steep slopes. He did have a chance to drive down Hutchinson Rd. Clearly there are some drainage challenges in that area so he is very pleased that the applicant has given a 15' road easement on the properties. He does support

this revised plan; he just would have liked to hear from the surveyor on the calculations. **Schwarz** and **Bennett** had nothing to add. **Berry** motioned to accept the proposed lot line adjustment on Mr. Curtis' properties seconded by **Bennett**. All in favor, lot line is approved. Mr. Curtis thanked the Board for their time.

7:15 PM – Discussion on Amendments to Existing Driveway Ordinance

The Board went over the final changes to the proposed amendments. There were a few grammatical changes and the deletion of a word or two. The Board and Crosby were satisfied with the end result. **Berry** motioned to move to public hearing seconded by **Baker**. All in favor, motion passed. Joan will schedule the public hearing for July 14, 2020 at 7:00pm.

7:25 PM – Update on Old Mill Estates Road Bond Reduction

The Board received a letter from Justin Gamache (attached). He wants to be released from his bond in exchange for a letter of credit. In addition, he is requesting another reduction for completed improvements; erosion control, guardrails and granite bounds. **Bennet** questioned the expiration date of the LLC. He asked if this would be an automatic call letter of credit or with an expiration date. An automatic call would give us some protection. **McKinney** asked Joan to check with the Treasurer to see if a letter of credit affords us the same protection as a bond. The current surety bond expires on July 17, 2020. **Spalding** did a drive by on Riley Road and has some concerns. He stated that the first four houses on the left do not have culverts underneath those driveways and they drain into the street. Crosby said they do shed into the swale on the edge of the road. **Spalding's** concern is that there is no place for the water to go. Crosby said the way they have the driveways pitched, the water does follow the ditch line and spill into a culvert further down. **Spalding** next showed a photo of a dig safe marking. Crosby explained that marking is for the swale they need to improve between Riley Road and Dennis Dwire's property. **Berry** questioned the issue with one of the homeowners complaining about their driveway being cracked. Crosby explained to the homeowner that is between the builder and the homeowner and the HOA. **Spalding** stressed the need for delineators. He mentioned the lack of drainage on the Riley Road cul-de-sac. He could not find the clean outs to the under drains. He thinks this will be a challenge for road maintenance. Crosby stated that the other cul-de-sac is set up the same way. **Spalding** stated that the drainage is the responsibility of the HOA. Crosby said the retention & detention ponds are maintained by the HOA as well. The town is only responsible for the maintenance of the roadway and the shoulders should we accept the road. **McKinney** agreed that as it stands, any drainage issue is the responsibility of the HOA. However, should they not be maintaining it, the town reserves the right to go in and do whatever we need to keep from damaging the roadways. The town would then bill the HOA for the cost. Joan will see if Justin Gamache is available for discussion at our 7/14/20 meeting.

7:55 PM – Discussion of Legal Input on Proposed Wetlands Ordinance

The Board tabled the discussion to the 2nd meeting in July.

8:00 PM – Discussion of Detached ADU's to Existing Ordinance

The Board continued with informal discussion. **McKinney** asked for the Board's feedback; is it worth the effort to look into it? **McKinney** feels it is worth it. It could bring more affordable housing to town. **Berry** also feels it is worth looking at the possibilities. We definitely have a problem with cost of housing in the state. **Baker** agrees that it would be worthwhile for the future of the town, particularly if the population projections come to fruition. **Spalding** disagrees. He does not see people knocking down the door to make use of the zoning that we currently have in place. He is curious why we're already looking to revise something that is not even being utilized. **Bennett** isn't sure he wants to see two homes on the same property. He feels that defeats some of the other planning that has gone in to Mont Vernon. He feels it would lead to a lot of rental properties for income. He feels that if anything it would increase the taxes/values of the properties having a separate dwelling which would defeat the purpose. **Spalding** would be curious to hear what the Fire Dept. and the Police Dept. would have to say about this. **McKinney** feels that as a Planning Board we should be planning ahead, not being reactionary. **Schwarz** feels that people aren't making use of the current ADU regulations; why offer detached.

She feels it might be ok if it were a barn or top of a garage; something designed to look like part of the main dwelling. The Board agreed to further discussion of this.

8:45 PM – Other Business

- Carl Foley responded regarding when we might receive the mylar on the Schmidlein lot line adjustment. He was waiting for the 30-day appeal period to pass. He will submit the mylar to us for signatures and recording with NH Deeds.
- Roberge responded to the mail informing them that the public hearing cannot remain open. The response was they have not pushed Meridian as they have no deadline for their timeline. If need be, put them on the agenda, open & formally close and they will resubmit when they are ready. **Bennett** feels we will have to re notice as we did not continue to a date certain.
- The Board reviewed the minutes from June 9, 2020. **Bennett** motioned to accept the minutes as amended seconded by **Bennett**. All in favor, motion accepted.

9:00 PM

As there was no further business before the Board, **Berry** motioned to adjourn seconded by **Bennett**. All in favor, motion accepted.

Respectfully submitted,

Joan Cleary

Administrative Assistant