

MONT VERNON PLANNING BOARD
Public Meeting Minutes
June 26, 2018

AGENDA

Times are approximate and subject to change without notice.

- 7:00pm Justin Gamache/Old Mill Estates – Reduction of Road Bond
- 7:30pm Revised Town Center District Ordinance
- 8:30pm Other Business – Volunteer PB Rep to Heritage Commission
 Mail & Announcements
 Review Minutes from 6/12/18
- 9:00pm Adjournment

Seated: Bill **McKinney**, John **Quinlan**, Charles **Baker**, Rebecca **Schwarz**

Present: Chip **Spalding**

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

7:00 PM Justin Gamache – Reduction of Road Bond Old Mill Estates

McKinney called the meeting to order and had everyone stand for the Pledge of Allegiance. The Board reviewed the request from Justin Gamache for a reduction of his road bond on Old Mill Estates. **McKinney** has one issue with his request. Gamache is requesting that the contingency amount be reduced to \$13,475.00 (15% of the reduced subtotal). **McKinney** feels that if we are going to transfer to a maintenance bond on the road, we should require Gamache to maintain the full existing contingency amount of \$70,141.00. The transfer from a road bond to a maintenance bond will be easier if we hold on to the entire contingency fund, which is in place for unforeseen issues. This would bring the reduced amount of the road bond to \$159,976.00 instead of the proposed \$103,310.00. **Baker** motioned to maintain the amount of \$70,141.00 in the contingency fund, seconded by **Quinlan**. All were in favor, the motion passed.

7:15 PM Revised Town Center District Ordinance

The Board reviewed the regulations and recommendations from the sub-committee. There was discussion on how to move forward and compromise in order to come up with agreed upon permitted uses. It is agreed that businesses with no discernible impact on the character of the town should be granted permission with minimal effort on the part of the applicant. The Planning Board should be empowered to require the applicant to submit a site plan to the Planning Board and or present to the ZBA and or Historic Commission for consideration and approval. The greater the impact the more scrutiny and involvement by the other Boards as part of the approval process. It is agreed that the town should encourage owner occupied businesses according to their impact on the character of the town and the neighborhood. It is important to make sure that the home business would remain a use which is 'accessory' to the underlying residential use of the premises. **McKinney** asked the Board to go through the recommendations from the sub-committee and come up with opinions and any amendments they may feel necessary.

8:25 PM Other Business

Baker has volunteered to be the Planning Board representative to the Heritage Commission.

The Board reviewed the minutes from June 12, 2018. **Quinlan** motioned to accept the minutes as written, seconded by **Schwarz**. All were in favor, the motion passed.

8:32 PM

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

Respectfully submitted,
 Joan Cleary
 Mont Vernon Planning Board

Administrative Assistant