

MONT VERNON PLANNING BOARD
Public Meeting Minutes
June 27, 2017

AGENDA

Times are approximate and subject to change without notice.

7:00pm Two Bedroom Housing

8:00pm Master Plan Work Group

- Goal
- Appointment of members
- Priority chapters

8:30pm Mail & Announcements
Review Minutes from 6/13/17

8:45pm Other Business
Reports of Committees

- Master Plan Work Group (Annette I.)
- Building Use Study Committee (Bill M.)
- Town Center District Subcommittee (Dave H.)
- Conservation Commission (Annette I.)

Seated: Bill **McKinney**, Annette **Immorlica**, John **Quinlan**, Chip **Spalding**

Absent: Bill **Johnson**, Dave **Hall**, Steve **Bennett**, Eric **Will**, Chris **Aiston**, Jim **Bird**

7:10 PM – 55 + Housing/Two Bedroom Housing

McKinney called the meeting to order and asked everyone to stand for the Pledge of Allegiance. The Board briefly discussed the feasibility of two bedroom housing. As Dave Hall was not present, **McKinney** tabled the topic until our next meeting on July 11, 2017. He asked everyone to read through the literature given by **Hall**.

7:25 PM – Master Plan Work Group

McKinney discussed what the goal is for this year. **Immorlica** wants the Land Use Chapter to be the first priority. **McKinney** would like to see two chapters updated within the next year. **McKinney** will contact the two town resident volunteers to thank them for joining the group. **Immorlica** will then get in touch and set up a date for the group to meet.

7:40 PM

The Board reviewed the minutes from 6/13/17. **Immorlica** motioned to accept the minutes as amended. **Quinlan** seconded. All were in favor, the motion passed.

7:45 PM – Reports of Committee

- Building Use Study Committee – **McKinney** stated that the Committee was not awarded the grant they applied for. They will resubmit to the second round of federal and state grant applications. The Committee will be meeting with the Selectmen on July 10th to give an update on their progress.
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- Town Center District Subcommittee – **McKinney** says they are moving along very nicely. He feels that they are putting a lot of good thought and research into the TCD. They are open minded to the Board's view of wanting to see things not so rigid for somebody who wants to be able to open the door and have an office in their building. They are interested in conditional use permits for some of the commercial uses. For example, if there is a home based business that does not change the exterior of the property, does not need extra parking, etc., the owner could apply for a Conditional Use Permit. The Planning Board would review to make sure nothing was being done to the exterior and would then grant the Conditional Use Permit. If it were more complicated than that, involving changes to the exterior or footprint of the property, they would need to apply to the ZBA for a Special Exception and also seek approval from the Historic District Commission. **McKinney** added Conditional Use Permit Ordinance to the 2017 Action Item list.

Quinlan spoke about a conference he attended last week between officials from Vermont and New Hampshire concerning solar projects, both private and municipal. They were comparing and sharing results on how the two states are going about it. **Quinlan** attended because of a property here in town where the owner has failed to pay his taxes on an out of state order for the past 20+ years. Our only option is to foreclose and seize the property. The property is a brown site. It would cost upwards of 750K – 1 million to remove all the contaminated material in order to be able to sell. The thought is that we may be able to use this property to put up a solar farm. If we were to cap the property we could possibly put a solar project on top of it. It may prove beneficial to the Town to create an energy committee to research this and also have the Planning Board look at enabling policy regarding solar energy options.

Immorlica again stressed the importance of putting together a driveway ordinance. **McKinney** and **Spalding** suggested that we could simply adopt what the state has for requirements. **McKinney** feels we need input from the DPW Director before doing that. **McKinney** will speak with Ypya regarding any problems with driveways in Town.

8:45 PM

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

Respectfully submitted

Joan Cleary

Planning Board Administrative Assistant