

MONT VERNON PLANNING BOARD**Public Meeting minutes****August 14, 2018****AGENDA**

Times are approximate and subject to change without notice.

- 7:00pm Re-Hearing Tedder Proposal – Scenic Road tree removal
- 7:30pm Ben Crosby, Highway Director – Old Mill Estates & Orchard Hill Road Construction Inspection
- 8:00pm Proposed Town Center District
- 8:30pm Other Business
Mail & Announcements
Review Minutes from 7/24/18
- 9:00pm Adjournment

Seated: Bill **McKinney**, Bill **Johnson**, John **Quinlan**, Chip **Spalding**

Present: Rebecca **Schwarz**, Charles **Baker**, Michelle **Riesselman**

Absent: Steve **Bennett**, Eric **Will**, Dave **Hall**, Jim **Bird**

7:00 PM – Re-Hearing Tedder Proposal – Scenic Road Tree Removal

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

McKinney called the Public Re-Hearing to order. Mr. and Mrs. Tedder were present. **McKinney** asked if there was anyone from the public in favor or in opposition of the proposal for the removal of 6 trees on a scenic roadway. We had previously given them approval to remove trees at 70 Salisbury Road. However, there is a conservation easement that the Board was not aware of. Therefore the approval was rescinded until we received input from the Conservation Commission. We have received an email from Joanne Draghetti, Chair of the Conservation Commission. They met with Mr. Tedder and discussed his proposal for a timber harvest at 70 Salisbury Road. Mr. Tedder presented a Forestry Plan as well as met the criteria of the conservation easement. The MVCC also walked the property with Mr. Tedder and discussed the timber harvest. The CC passed the approval of the timber harvest. There are no issues of concern. **McKinney** read that email to the people present and then closed the public hearing. **Quinlan** motioned to reinstate the prior decision to support the tree removal at 70 Salisbury Road seconded by **Johnson**. All were in favor, the motion passed.

7:15 PM

The Board reviewed the minutes from July 24, 2018. **Johnson** motioned to accept the minutes as written seconded by **Quinlan**. All were in favor, the motion passed.

7:20 PM – Ben Crosby, Highway Director**Old Mill Estates**

Ben Crosby came before the Board to discuss the two developments under construction. He met with Justin Gamache to discuss the drainage issue on Old Milford Rd. and Riley Rd. The Board and Crosby went over the plans and discussed the right of way and the existing berm causing the drainage problem. Joan will pull for Crosby the inspection report with photos given by Kevin Anderson of Meridian showing the initial construction of Riley Road.

Orchard Hill

The Board discussed with Crosby the inspection process on Purgatory Road. Crosby stated that there has been no recent activity on the road construction. Crosby will reach out to D&S to discuss with them grading and maintaining the first section of the road that has washed out with the rains. It is their responsibility to maintain the road. Joan will pull the Development Agreement and give a copy to Crosby.

Spalding mentioned to Crosby that there are two lots that will be developed on Brook Road/Levesque Lane. Both will have driveway access on Levesque Lane.

7:50 PM – Proposed Town Center District

The Board discussed the recommendations given by the sub-committee. **Johnson** feels that they are too restrictive; he feels that we should create a district with reasonable restrictions but not those that will deter potential commercial use. **Riesselman** brought up for example the recommendation that would require owner occupied businesses. There could be potential privacy issues with certain occupations. **Quinlan** agreed that the general consensus of the Board is that the recommendations are overly restrictive. **Spalding** restated that it's his opinion that we should accept carte blanche the recommendations of the sub-committee. He feels that we would have a much better chance of getting the Town to accept the concept if we adhere to the sub-committees recommendations. **Johnson** reminded that the sub-committee was only giving recommendations. We need to find a happy medium. He thinks it should be about allowing people more uses of their property and let them take advantage of the fact that they live on a very busy road and can actually be business people in the downtown. Rather than leasing space in another community, they can have their space here. **Johnson** agreed with **Quinlan** that there are some people that just do not want change. No matter how we craft the language we won't please everyone. The Board went through the list of suggested permitted uses and made some edits. **McKinney** will make revisions and bring back to our next meeting.

8:50 PM

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

Respectfully submitted,
Joan Cleary
MVPB Administrative Assistant