

**MONT VERNON PLANNING BOARD**  
**Public Meeting Minutes**  
**August 22, 2017**

**AGENDA**

Times are approximate and subject to change without notice.

7:00pm Orchard View Estates (Update)

8:00pm Driveway Regulation (Update)

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

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)

9:00pm Adjournment

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

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

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

**7:05 PM – Old Mill Estates Update**

**McKinney** called the meeting to order and asked everyone to stand for the Pledge of Allegiance. The paperwork on Old Mill Estates is being updated for the management of the catch basins. No word yet on the cistern. **Johnson** gave some comments on the proposed language which **McKinney** will relay to Kevin Anderson.

**7:10 PM – Orchard Hill Subdivision**

**McKinney** received an email from Chad Branon. He sent over revised plans, legal documents and the DES Wetland permit for review. They are seeking final approval on the project. This will be placed on the agenda for our 9/12/17 meeting for review and discussion in public.

**7:25PM – Driveway Regulations**

It was thought that we could just add to the back of our existing driveway permit, but **Bennett** stressed that we really need to have a driveway regulation as part of our Development Regulations. There was comparison of several driveway permits/regulations from various towns. **McKinney** wants a checklist put on the back of our existing permit. He said the first question is do we want to create an ordinance to regulate outside of the ROW or is our concern protecting culverts, drainage and road edges. **Bennett** said that a concern would be access for emergency vehicles. We need to have some concern with something beyond the apron; we need to worry about grade, width & vertical clearance. **Immorlica** thinks that when it comes to common driveways we need to have regulations that go beyond the ROW. **Johnson** feels we need to create a standard to address access for emergency vehicles and protection of our roads. The question was posed – who would enforce this regulation if we do create one? Typically it would fall to the DPW Director to enforce. He would issue the permit and enforce the regulations. **Spalding** stated that he can see regulating what falls within the ROW as it pertains to protecting our roads (proper drainage/ curb cuts etc.) but does not feel the Town should take on the responsibility beyond the ROW. He questioned how do you measure public safety? He stressed that we if we are going to create a requirement we need to be very specific. If it's very broad, ambiguous and you can't measure against it – it's pointless. **Immorlica** noted that most of the other towns regulations we were looking at do the entire driveway; not just within the ROW. If the bulk of the population is doing so maybe we should too. She said that it seems the majority of the Board is in consensus that we do need to have a driveway regulation and in general it should have some concrete standards

for beyond the ROW. **McKinney** is not opposed to standards beyond the ROW that address width, slope and drainage. **McKinney** will put together a draft to distribute to the Board for the 9/26 meeting. **Johnson** asked what section of the regulations it should go in to. He thinks we should create a new chapter. **McKinney** agrees that would probably be best. **Immorlica** wants it to apply to both open spaced and grid subdivisions.

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#### **8:20PM**

The Board reviewed the minutes from the 8/8/17 meeting. **Quinlan** motioned to accept as written, seconded by **Johnson**. Five in favor; one abstention. The motion passed.

#### **8:25PM – Reports of Committees**

- Master Plan Work Group – **Immorlica** went over the questions the group has come up with for their survey. These include questions regarding preservation of town land, growth in town, maintaining the existing rural character of the town, business development in town, land use patterns, recreational needs and paid positions added to town.
- Building Use Study Committee – **McKinney** has some dates set to present the architectural concepts to the Department Heads & Selectmen first; then to the public.
- Town Center District Subcommittee – **McKinney** was not in attendance at their last meeting. He reminded them that they have until the end of September to come back with their recommendations.
- Conservation Committee – **Immorlica** said they met with the Selectmen regarding Carleton Pond. It was decided that the plan is safe as it stands and they are not going to change the plan that they have. At their next meeting they will have a speaker from the NHACC to discuss protection of wetlands.

#### **9:15PM**

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

Respectfully submitted,

Joan Cleary

Planning Board Administrative Assistant