

MONT VERNON PLANNING BOARD  
 Mont Vernon, NH 03057  
 MEETING MINUTES –Tuesday, August 23, 2016

AGENDA:

7:00PM Swearing-In of Planning Board  
 7:15PM NRPC Town Center District  
 7:45PM Accessory Dwelling Units  
 8:00PM Rules of Procedure  
 8:15PM Mail & Announcements  
 Proposed Driveway Ordinance  
 Review of minutes from 7/26/16  
 8:45PM Other Business  
 9:00PM Adjournment

Seated: Bill McKinney, Chairman, John Quinlan, Annette Immorlica, Chip Spalding, Jim Bird, Chris Aiston, Steve Bennett, Dave Hall

Absent: Bill Johnson

7:02 PM

Swearing-In – Belinda Yeaton, Town Clerk, administered the Swearing-In of the following Planning Board members; McKinney (Chair), Immorlica (Vice-Chair), Spalding (Secretary), Aiston (Alternate), Bennett (Alternate), Bird (Alternate), Hall (Alternate)

7:12 PM

Departure – Belinda Yeaton, Town Clerk, left the Town Hall

Meeting called to order – McKinney asked everyone to stand for the Pledge of Allegiance

7:14 PM

Town Center District – Bill McKinney invited NRPC, Jen Czysz, to the table. Jen Czysz handed out copies of the updated 26 July draft of the Town Center zoning regulations; changes highlighted in yellow. A lengthy discussion took place regarding the proposed wording for section I-408.3(a) C. The following question and concerns were raised:

- Should there be a permitted period of time to build a new structure after the voluntary removal or demolition of an existing structure
- What happens if the lot, structure, and or use is non-conforming
- What would be the maximum permitted (xxx square feet) and the maximum permitted floor size (xxx square feet)
- What would happen with lots greater than five acres if structure sized was a proportion to the lot size
- What would happen if a large parcel had no structure on it (an existing lot subdivides the structure/house on one parcel and leaves the remaining larger parcel without any structure/house)
- Is there language that would allow the Planning Board to review this criteria instead of having the applicant go before the Zoning Board for a variance if it is not conforming (similar to the Open Space Subdivision requirements allowing the Planning Board to waive grid subdivision lot size and setback requirements)
- Proposed defining a “Small Scale Business” and structure not to exceed xxx square feet
- The following language was considered “Existing or newly created parcels in excess of two acres seeking approval as part of this zoning shall not have a new or existing structure/house footprint in excess of 5,000 square feet”

Jen Czysz, to provide language used by Litchfield. Jen Czysz, summarized the following updates:

- Page 1, I-408.1 b.(ii) add the following language “Rural Residential and Non-Residential requirements”
- Page 2, I-408.2 A.(v) add the following language “or similar group of businesses”
- Page 3, I-408.3 A.(iii) replace “residential” with “Rural Residential”
- Page 3, I-408.3 D. replace “by” with “shall”

- Page 4, I-408.3 (d)(vi) replace “practical” with “possible”
- Page 3, I-408.3 (e)(i) update the existing Sign ordinance to include Mix Use

8:45 PM

Town Center District – Jen Czysz summarized proposed path forward

- This is NRPC’s 3rd Draft of the “Town Center District” ordinance
- Planning Board should anticipate for a December hearing for proposed ordinances
- NRPC will provided mailing post card
- NRPC will forward current ordinance draft with updates for review

9:00 PM

Departure - NRPC, Jen Czysz, left the Town Hall

Accessory Dwelling Units - Bill McKinney asked if there was any further comments on the re-write of the In-Law ordinance. A short discussion took place; all feedback requested electronically by the next meeting.

9:10 PM

Rules of Procedure - Bill McKinney asked if there was any further comments. A short discussion took place; all feedback requested electronically by the next meeting.

9:30 PM

Mail & Announcements – none

Proposed Driveway Ordinance - tabled

Review of minutes from 7/26/16 - tabled

9:30 PM

Adjournment – Motion made and seconded. All were in favor, the motion passed.

Respectfully submitted,  
Chip Spalding  
Planning Board Secretary