

**MONT VERNON PLANNING BOARD****Public Meeting Via Zoom****August 25, 2020****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Discussion on Legal Input on Proposed Wetlands Ordinance

8:30 pm Discussion on Detached ADU's to Existing Ordinance

8:45 pm Other Business

Mail & Announcements

Review Minutes from 08/11/20

9:00 pm Adjournment

**Present:** Bill McKinney, Tim Berry, Chip Spalding, Rebecca Schwarz, Dave Hall

**Absent:** Bill Johnson, Steve Bennett, Eric Will, Charles Baker, Jim B

**7:05 PM – Discussion on Legal Input on Proposed Wetlands Ordinance**

**McKinney** called the meeting to order and had everyone recite the Pledge of Allegiance. The Board continued with further discussion on revisions to the Proposed Wetlands Ordinance. **Baker** has been cleaning up some of the language in Article II-201. In Article II-301 the Board talked about wetland ecosystems, water supply and water quality; identifying that the purpose of this is to protect water supplies for the residents of the community. **Hall** questioned how do we quantify the water quality? What activities affect the water quality in the wetlands? **McKinney** stated fertilizer, removal of vegetation that allows for water temps to increase on shorelands which increases algae and bacteria growth, erosion, septic systems not being properly maintained, etc. Water quality is a tough one to nail down to a very specific because there are a lot of variables involved. **Berry** doesn't feel we need to quantify it; we are trying to protect it. The Board continued on through Articles II-401 and II-501, Applicability & Boundaries. **Hall** questioned the Provisions section; what is the intent? The Board discussed the Wetlands District Map. The issue at hand: How do we make this Ordinance compatible with protecting the drinking water in the Town of Mont Vernon and still accommodate reasonable development in the community. **Hall** disputed the section in II-501 Boundaries (d) Disputes which may require the applicant to hire a certified wetlands scientist to make recommendations to the Planning Board and CC regarding proposed changes to the Wetlands Conservation Overlay District boundaries. The Board discussed striking paragraph (i) from Disputes. **Spalding** feels that if we are doing a full rewrite of this Ordinance, it should be a subsection of Chapter 1 with all the other Zoning Ordinances. **Spalding** will get samples from other towns Wetland Ordinances for comparison.

**8:30 PM**

**Hall** discussed his review of RSA 674:39 regarding 5-year exemption. He suggests the following be added to the existing verbiage:

‘Those approved developments and subsequent approved lots which have been previously approved, and have not been built upon, and which are subject to exemption under NH RSA 674:39. A lot in which the development has been approved by the Planning Board, the development has demonstrated active and substantial improvement within the 24 months of the date of the development approval and where vested rights have accrued. These lots shall be exempt and shall not be subject to changes brought about by this ordinance.’

The Board had extensive discussion on ‘substantial improvement’ and the time frame of 24 months.

**9:55 PM**

Due to the late hour, the Board agreed to table the discussion on Detached ADU’s. The Board tabled the minutes from 8/11/20. **McKinney** closed the work session.

Respectfully submitted,  
Joan Cleary  
Administrative Assistant