

**MONT VERNON PLANNING BOARD****Public Meeting Minutes****August 27, 2019****AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Public Input Session – Wetlands Ordinance

8:00 pm Master Plan – Facilities Chapter Review

8:30 pm Other Business  
Mail & Announcements  
Review Minutes from 8/13/19

9:00 pm Adjournment

**Present:** Bill **McKinney**, Bill **Johnson**, Steve **Bennett**, Tim **Berry**, Chip **Spalding**, Charles **Baker**, Michelle **Reisselman**

**Absent:** Rebecca **Schwarz**, Dave **Hall**, Eric **Will**, Jim **Bird**

**7:00 PM Public Input Session – Wetlands Ordinance**

**McKinney** called the public input session to order and had everyone stand for the Pledge of Allegiance. The Conservation Commission was represented by Mary Jean MacGillivray and Adrienne Penkacik. **McKinney** opened the public session by explaining that the original Wetlands Ordinance was created in 1980 and had been last updated in 2006. It is limited; there are environmental concerns of today not addressed in the current ordinance. In particular, when doing site plan review or residential subdivisions, buffer zones around wetlands and streams are not clearly defined. It is necessary to update our ordinances regularly. Our primary concern in this ordinance is our surface waters and ground water protection. A lot of this became apparent during subdivision reviews in 2017. The Conservation Commission had requests for some buffers around streams and water bodies that the Planning Board was not comfortable in creating as we had nothing to base it on. The Conservation Commission has come forward with a well written ordinance that clearly defines it. They took several months and worked with a hired consultant. They came up with a draft document that they proposed to the Planning Board on November 27, 2018. They reviewed it several times and made several amendments to better define protected bodies of water, buffers, permitted and not permitted uses. One of the main concerns is to make sure not to over regulate land owners. This ordinance would not prohibit construction or additions to principal or accessory structures. Another concern is how this ordinance will be enforced. There was extensive review and discussion on Boundaries and Boundary Disputes, Definitions, Permitted Uses and Prohibited Uses, Conditional Uses and Nonconforming Uses and Identification of Buffers. **Spalding** questioned whether the intent is to replace Chapter 2 of our current regulations with this new language or is the intent to supplement Chapter 2. **McKinney** stated that the intent is to replace Chapter 2 with this new language. There were suggestions for some changes in verbiage and formatting. Both Boards agreed that we should meet again one more time before scheduling a public hearing. The Conservation Commission will come back to meet with the Planning Board for another Public Input Session on October 22, 2019.

**9:30 PM**

**McKinney** called the meeting to order. **Bennett** motioned to table the Master Plan Facilities Chapter Review, seconded by **Berry**. All were in favor, the motion passed. The Board reviewed the minutes from August 13, 2019. **Bennett** motioned to accept the minutes as amended seconded by **Johnson**. All were in favor, the motion passed.

**9:40 PM**

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

Respectfully submitted,  
Joan Cleary