

**MONT VERNON PLANNING BOARD****Public Meeting Minutes****September 10, 2019****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Public Hearing – Paul & Diane Hatfield, 8 Dow Road  
Amendment to Approved Subdivision – Driveway Easement
- 8:00 pm Jon Rokeh, Rokeh Consulting, LLC  
Discussion on Open Space Subdivision Concept  
Map 3-28, Beech Hill Road, 271 acres
- 8:45 pm Other Business  
Mail & Announcements  
Review Minutes from 8/27/19
- 9:00 pm Adjournment

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

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

**7:00 PM Public Hearing – Paul & Diane Hatfield, 8 Dow Road**

**McKinney** opened the Public Hearing and had everyone stand for the Pledge of Allegiance. Present for the hearing were Paul & Diane Hatfield, 8 Dow Road, Map 1-5-27. **McKinney** informed that they were here seeking an amendment to an approved subdivision. Hatfield explained that he bought the property from John Tenhave of Northview Homes. When he applied for his driveway permit, it was discovered that the driveway easement shown on the plan would put his driveway through his neighbor's front yard. Hatfield went back to John Tenhave who agreed to get Meridian out to do a survey to come up with a better placement of the driveway. **McKinney** added that this subdivision was approved with several common driveway easements. As it turns out, the Town has not been enforcing that throughout the approved subdivision. Mr. Hatfield came in and asked for permission to move his driveway and do a single driveway rather than a common driveway. **Berry** noted that Hatfield's neighbor had already put in his driveway on the wrong side of his lot when he was supposed to have had a shared driveway with Hatfield. Hatfield explained that his c.o. is contingent on getting his driveway permit finalized. **McKinney** closed the public hearing. **Bennett** motioned to approve the amended subdivision plan seconded by **Berry**. All in favor, the motion passed.

**7:15 PM**

**McKinney** discussed the NHMA Land Use Law Conference scheduled for October 5, 2019 in Concord. He stressed that if anyone is interested in attending they should register for the conference. The Board reviewed the minutes from August 27, 2019. **Bennett** motioned to accept the minutes as amended seconded by **Berry**. All in favor, the motion passed. **Baker** gave an update on the Facilities chapter of the Master Plan. He has a few format changes to finish and hopes to have it completed by our next meeting. **McKinney** and **Johnson** signed the lot line adjustment plans and Mylar on the Reitter/Kostner property on Old Amherst Road.

**7:30 PM**

Kim Roberge came before the Board to discuss her subdivision on Salisbury Road. Their initial plan had been to possibly amend Lot 6-16-2, 6-16-3, & 6-16-4 which did not affect 6-16-1. They now are more than likely going to subdivide 6-16-1 which is the mother lot. They will be taking one of the lots from 6-16-2 out of that subdivision and absorbing it back into 6-16-1 so as to have two 12 acre lots. She's thinking that they will need to file a new application for subdivision because there will be a new abutter. **Spalding** feels that this would be a lot line adjustment. He questioned if they are not dramatically changing what the initial application stated to what they are now proposing, could the applicant just resubmit the new information? The owner hasn't changed; their intent has changed. The outer boundary line will not change; the internal line will. **McKinney** explained that all the notifications have been made and now that the subdivision will effect another abutter, there will have to be a new hearing. **McKinney** then questioned there being a new abutter. Roberge stated that this is what Meridian told her; she will check back with Meridian for clarification. **McKinney** said that they already had a subdivision. Now they are looking at a re-subdivision but they are creating buildable lots which needs to go back through the hearing process. However, if the number of lots stays the same, they could stay under the same public hearing with her request to amend the subdivision. **Bennett** noted

that the abutters have the right to notice as to what is going on. If you change the application, they have to be noticed again. They can request to be heard. Otherwise there's no need for a new hearing. At 7:45 PM, **McKinney** formally re-opened the hearing for the Roberge property at 35 Salisbury Road. Roberge requested a continuance to November 12, 2019 to amend to lot line adjustment.

**Bennett** motioned to grant the request to continue the hearing on the Roberge lot line adjustment to November 12, 2019 seconded by **Berry**. All in favor, the motion passed.

#### **8:00 PM Jon Rokeh, Rokeh Consulting LLC – Open Space Subdivision Concept Map 3-28**

Jon Rokeh, Rokeh Consulting, LLC, came before the Board to present a conceptual subdivision plan for Tax Map 3 Lot 28 on Beech Hill Road. Also present was Ken Lehtonen of San Ken Homes, Inc. The 271 acre parcel is currently under a sales agreement. They are proposing an open space development. Their conceptual design shows 2 acre zoning; it was explained that this parcel lies within the Purgatory Water Shed which automatically puts it into 5 acre zoning. The plan shows that when the wetlands and steep slopes are removed, there are 196 acres of usable land. This would equate to the potential for 39 building lots. Lehtonen asked how the Town deals with open space; is it deeded or are there easements given. **Spalding** explained that it is up to the owner. If the owner wants to keep the parcel basically and have a portion go to each of the owners within, they can set it up that way. They could also deed it over to the Town. There is a lot of conservation property that abuts this area; the Planning Board will want to get a lot of feedback from the Conservation Commission to make certain that the trails are all tied in to basically leverage what the Town has already established for their conservation property. **McKinney** added that the Conservation Commission likes the continuation and connection of trails. If there is a way that they could preserve those areas it will be well received by the Conservation Commission. **Berry** pointed out that south on Upton Road there is a shooting range. They are aware that the range is there. Rokeh asked what the maximum cul-de-sac length is in town; generally it is 1000 feet which is based on the amount of fire truck hose needed. **McKinney** stressed that they will need to have discussions with the Fire Chief regarding fire protection in this area. We cannot mandate residential sprinklers but we can mandate fire protection. This can be in the form of fire ponds, cisterns or sprinklers. If you decide the land is too rough for fire ponds and cisterns, you can offer sprinklers. **Berry** inquired as to what kind of housing they want to put in here. Lehtonen said that ranches are in high demand now. He is building in Milford now ranging from 1500-2300 sq. ft. in size. Price ranges from 380K – 600K. **Spalding** brought up that when there is a new subdivision that abuts an existing road, the Planning Board likes to take the opportunity to obtain a 50' right of way for the sake of our DPW for drainage maintenance. Lehtonen asked what the timeline process is for formal submittal, etc. **Spalding** explained that there are typically three phases which are spelled out in the Subdivision Regulations; Survey Phase, Preliminary Phase and Final Phase. This allows gradual development so the different departments in town can give their input. **Spalding** added that due to the size of this parcel, the Board will probably want to bring in an outside engineering consultant to provide design review as well. Joan will supply them with a Residential Subdivision Checklist. They asked to be put back on the agenda for October 8, 2019.

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

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

Respectfully submitted,  
Joan Cleary