

MONT VERNON PLANNING BOARD**Public Meeting Via Zoom****September 8, 2020****AGENDA**

Times are approximate and subject to change without notice.

7:30 pm Discussion on Legal Input on Proposed Wetlands Ordinance

Spalding – Sample from Neighboring Towns

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

8:45 pm Other Business

Mail & Announcements

Review Minutes from 08/11/20 & 8/25/20

9:00 pm Adjournment

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

Absent: Tim Berry, Dave Hall, Rebecca Schwarz, Eric Will, Jim Bird

7:35 PM – Discussion on Legal Input on Proposed Wetlands Ordinance

McKinney seated **Baker** and called the meeting to order. He had everyone recite the Pledge of Allegiance. The Board continued with discussion on the Proposed Wetland Ordinance. At our last meeting, **Hall** provided language from NH RSA 674:39 which captures the importance of those developments that have vested rights, that have already been constructed or have put in roadways. **McKinney** asked if the Board was comfortable with this language. **Baker** finds it confusing; he feels it makes little to no sense to someone reading it. **Spalding** agrees and created a simpler version. **McKinney** agreed it is difficult, but says we need to use caution as it was taken verbatim from state statute. He went on to say that a developer has to prove active and substantial improvement to a development in order to have vested rights. **Johnson** questioned how do you define 'substantial'? The Board went over the strike-outs made in the content of Article 5 - Provisions and additions to the Definitions section. **Spalding** provided an updated version of Field Indicators for Identifying Hydric Soils in NE, dated April 2019. The Board went over the Boundary Disputes section. The Board went over language revisions in Article 7 - Permitted Uses and Prohibited Uses and Article 9 - Conditional Uses. **Bennett** left the meeting due to audio trouble. All edits tonight will be discussed again at our next meeting when we have a quorum. The Board needs to start developing a Conditional Use Permit that can address the entire town.

9:00PM

As we did not have a quorum, **McKinney** motioned to table the minutes from 8/11/20 and 8/25/20 seconded by **Baker**. All in favor. **McKinney** then went on to a short discussion on Detached Accessory Dwelling Units. **Spalding** questioned what the driver is behind this – do we have applicants wanting to have detached units? **McKinney** said we have three people that are looking to amend this. It is something for the Board to consider. **Spalding** suggested we go back to the Wetlands Ordinance. He feels we should absorb the Wetlands Ordinance (Chapter II) into Chapter I of our Zoning Ordinance. We should have one chapter that includes all ordinances.

9:30 PM

As there was no further business before the Board, **Baker** motioned to adjourn seconded by **Johnson**. All in favor, meeting adjourned.

Respectfully submitted,

Joan Cleary

Administrative Assistant