

**Town of Mount Vernon
Planning Board Meeting Minutes
08-31-2021**

Board Members Present: Greg Cauldwell (Chair), Fred Webber, Ron LaRue, Garrett Murch, Jonathan Railo

Board Members Absent: Chad Dwelley (Covid quarantine)

Support Staff & Guests Present: Bill Butler (Code Enforcement), Alice Counts (Admin Asst), Chris Weidman (Owner/Applicant), Brad Forest (Contractor), Scott Horne (Owner/Contractor), Alan Dunbar (Project Engineer)

Call to Order: The meeting was called to order by PB Chair Cauldwell at 7:00pm

Review/Approve Minutes of July 27, 2021 monthly meeting and August 15, 2021 site visit meeting. Motion by PB Murch to approve meeting minutes of July 27 2021 and August 15, 2021, 2nd by PB Cauldwell. Motion Carried. Vote was 5-0.
PASS

Motion by PB Cauldwell to Open Public Hearing, 2nd by PB Railo. Motion Carried. Vote was 5-0. **PASS**

Public Hearing to Review application of Chris Weidman to install new driveway within the shoreland zone of Echo Lake.

Motion by PB Murch to Close Public Hearing, 2nd by PB Railo. Motion Carried. Vote was 5-0. **PASS**

Motion by PB Cauldwell to Accept Application of Chris Weidman and give approval to proceed at 7:15pm, 2nd by PB Railo. Motion Carried. Vote was 5-0. **PASS**

Preliminary Discussion for Scott Horne (Contractor/Owner) on renovating a vacant store located at 16 Main Street into an 80-seat year-round restaurant. Alan Dunbar (Project Engineer at Thayer Engineering Co). Dunbar presented proposed plan.

PB Cauldwell read aloud the Site Plan Review for Sadie's Restaurant as proposed by Scott Horne.

- Parking may be an issue with only 24 parking spots. The Masons Lodge will allow overflow to use their parking except for one night a month when they have their meetings.
- Waste water – there will be 4 holding tanks, 2500 gallons each
- Water – ABC Restaurant Section 13 prohibits holding tanks exceeding 300 gallons/day and these are rated at 900 gallons/day. SB is not eager to interfere. SB Cauldwell asked why there is a 300 gallon/day limit in the village area? Dunbar calculated the rate at 896 gallons/day.

- Years ago, Grenier built over the property line towards the Brick House. Apparently, this has been resolved.
- Fire Protection - Sprinklers are required and needs to be approved by the State Fire Marshall.
- Lighting with change in use, change in lighting.
- 1000 feet required, may make sense to add location plan
- Permit for Septic Tanks run out in October. Need to start by September 1st, 2021.
- Non-conforming structure due to set back from the water's edge.

Motion by PB Webber to call Application complete with addendums pending additional information, 2nd by Railo. Motion Carried. Vote was 5-0. **PASS**

- Notification of Abutters within 300 foot radius & Newspaper posting to be made by Alice Counts once the Addendums to the Application are provided.
- Public Hearing – 7 day notice for posting by Alice Counts once the Addendums to the Application are provided.

Future Schedule

- Next Meeting scheduled for September 14, 2021

Adjourn

Motion by PB Cauldwell to adjourn the meeting at 7:45pm, 2nd by Railo. Motion Carried. Vote was 5-0. **PASS**