

Town of Mills River
Minutes of the Planning Board
Tuesday, August 6, 2019

The Town of Mills River Planning Board met on Tuesday, August 6, 2019, at 7:00 PM in the Mills River Town Hall. Board members present were: Brian Kimball, Cheryl Janoski, Randy Austin, Dennis Wilson, Ryan Perry, Carolyn Moore, Sherri Hill, and Jim Foster. Matt Holloway was absent (excused). Also in attendance were Town Planner Brian Burgess, and Tax Collector/Deputy Town Clerk Aurelie Taylor. There are no open seats on the Board.

Chairman Brian Kimball called the meeting to order and those present stood and gave the Pledge of Allegiance.

Adjustments/Additions to Agenda: Jim Foster made a request to add a Noise Ordinance Discussion to the agenda.

Jim Foster made a motion to add a Noise Ordinance discussion to the agenda. Randy Austin seconded the motion and the motion passed by unanimous verbal assent.

Sherri Hill made a motion to approve the minutes from April 2, 2019; the motion was seconded by Dennis Wilson and the motion passed by unanimous verbal assent.

Public Comment: No public comment.

Old Business:

A. Comprehensive Plan Update – Town Planner Brian Burgess

Town Planner Brian Burgess began by explaining that the survey closed last week and the data being presented tonight was raw and very preliminary. Responses from non-Town of Mills River Residents have been eliminated, but will be considered in the overall examination of results. The power point presentation is as follows:

Making Mills River Public Input Survey

Tuesday, August 06, 2019

347

Total Responses

Date Created: Thursday, April 04, 2019

Complete Responses: 347

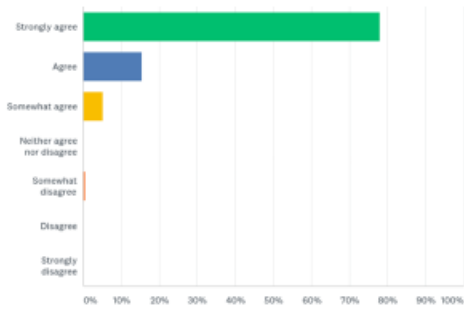
Q1: What draws you to Mills River as a place to call home? Do you think the same thing will continue to draw others to this area?



Q5: Protecting our natural environment (i.e. Rivers, Streams, Forests) is a high priority to me.

Answered: 347 Skipped: 0

Weighted Score: 2.69

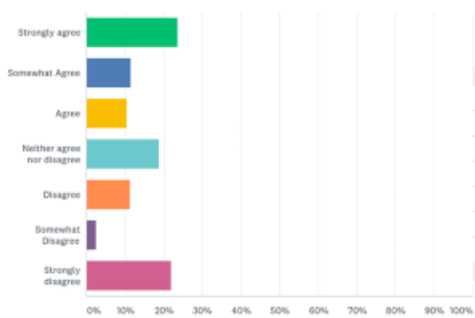


ANSWER CHOICES	RESPONSES
Strongly agree	78.10% 271
Agree	15.56% 54
Somewhat agree	5.19% 18
Neither agree nor disagree	0.29% 1
Somewhat disagree	0.50% 2
Disagree	0.00% 0
Strongly disagree	0.29% 1
TOTAL	347

Q8: I think Mills River should make efforts to develop a "Town Center", similar to a Downtown or "Heart of Town" area?

Answered: 347 Skipped: 0

Weighted Score: 0.22



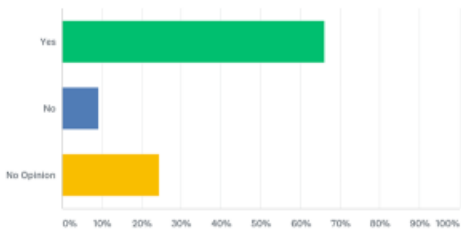
ANSWER CHOICES	RESPONSES
Strongly agree	23.63% 82
Somewhat Agree	11.53% 40
Agree	10.37% 36
Neither agree nor disagree	18.73% 65
Disagree	11.24% 39
Somewhat Disagree	2.59% 9
Strongly disagree	21.90% 76
TOTAL	347

Q10: What facilities and services would you like to see the Town invest in, or invest more in? (Examples might be Recreation, Parks, Police, etc.)



Q11: Do you think Historic Preservation should be a priority in Mills River?

Answered: 346 Skipped: 1

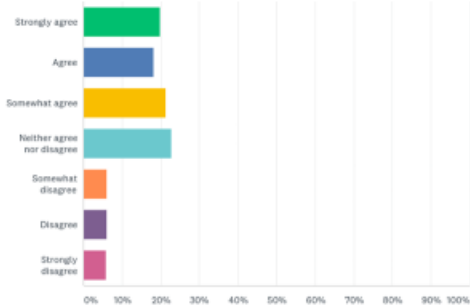


ANSWER CHOICES	RESPONSES
Yes	66.18% 229
No	9.25% 32
No Opinion	24.57% 85
TOTAL	346

Q13: I think the Town should be more involved in local events such as festivals and holiday celebrations.

Answered: 347 Skipped: 0

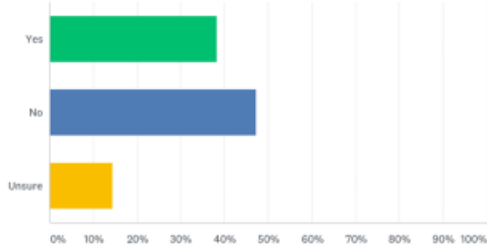
Weighted Score: 0.82



ANSWER CHOICES	RESPONSES
Strongly agree	19.88% 69
Agree	15.16% 63
Somewhat agree	21.33% 74
Neither agree nor disagree	22.77% 79
Somewhat disagree	6.05% 21
Disagree	6.05% 21
Strongly disagree	5.76% 20
TOTAL	347

Q15: Do you think the Town has internet service that meets your needs?

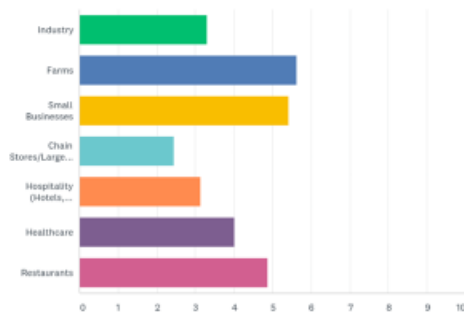
Answered: 345 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	38.26% 132
No	47.25% 163
Unsure	14.49% 50
TOTAL	345

Q19: The Town sometimes has the opportunity to offer support to new and existing businesses. What kinds of business would be most important to support? (Please rank from most important to least important.)

Answered: 336 Skipped: 11

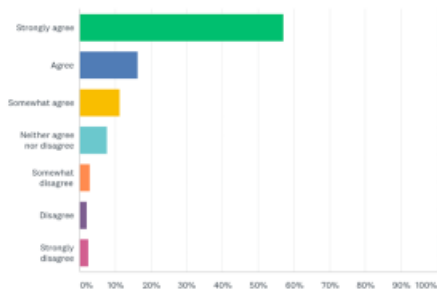


	1	2	3	4	5	6	7	N/A	TOTAL	SCORE
Industry	8.94%	3.67%	8.04%	12.91%	12.91%	19.54%	16.80%	15.89%	46	3.30
Farms	48.94%	14.56%	10.84%	7.60%	6.08%	4.28%	4.96%	3.04%	329	5.62
Small Businesses	15.89%	41.54%	20.00%	8.62%	6.15%	2.77%	0.92%	4.31%	325	5.42
Chain Stores/Large Businesses	3.95%	2.63%	4.28%	5.99%	11.84%	20.07%	30.50%	21.00%	304	2.45
Hospitality (Hotels, AirBnb, etc.)	1.95%	4.55%	8.64%	17.53%	20.79%	17.86%	13.64%	15.20%	308	3.13
Healthcare	4.17%	19.90%	17.31%	22.76%	21.13%	19.90%	2.98%	10.36%	312	4.01
Restaurants	16.10%	19.20%	23.03%	15.48%	7.43%	3.67%	4.02%	8.67%	323	4.87

Q20: I think that the Town should require new businesses on our main roads to fit in with our rural character by meeting standards such as stricter design guidelines or more landscaping.

Answered: 345 Skipped: 2

Weighted Score: 2.00

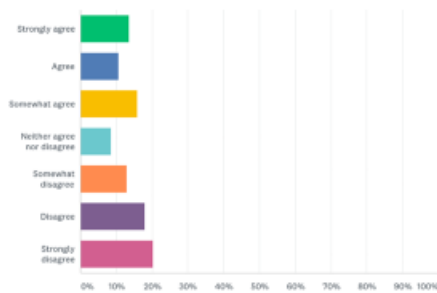


ANSWER CHOICES	RESPONSES
Strongly agree	57.10% 197
Agree	16.23% 56
Somewhat agree	11.30% 39
Neither agree nor disagree	7.83% 27
Somewhat disagree	2.90% 10
Disagree	2.03% 7
Strongly disagree	2.61% 9
TOTAL	345

Q22: I would rather tolerate congestion on our main roads than widen them.

Answered: 346 Skipped: 1

Weighted Score: -0.32

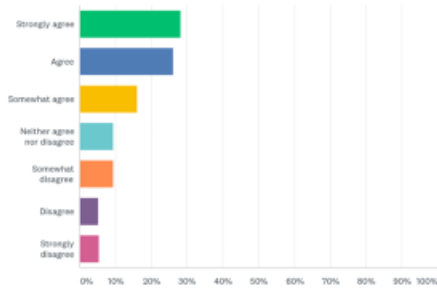


ANSWER CHOICES	RESPONSES
Strongly agree	13.55% 47
Agree	10.69% 37
Somewhat agree	15.90% 55
Neither agree nor disagree	8.67% 30
Somewhat disagree	13.01% 45
Disagree	17.92% 62
Strongly disagree	20.23% 70
TOTAL	346

Q23: I am comfortable with road improvements on main roads, but would like to keep our back roads more "rural".

Answered: 343 Skipped: 4

Weighted Score: 1.17

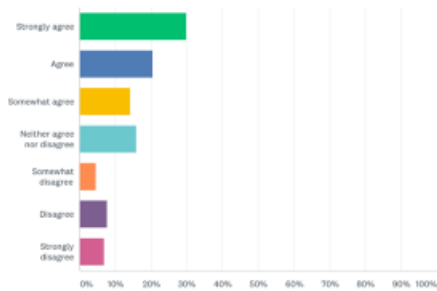


ANSWER CHOICES	RESPONSES
Strongly agree	28.28% 97
Agree	26.24% 90
Somewhat agree	16.03% 55
Neither agree nor disagree	9.33% 32
Somewhat disagree	9.33% 32
Disagree	5.25% 18
Strongly disagree	5.54% 19
TOTAL	343

Q24: I think the Town should focus more on connecting main areas of Town by walking trails.

Answered: 345 Skipped: 2

Weighted Score: 1.04

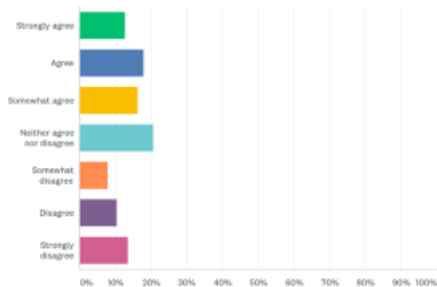


ANSWER CHOICES	RESPONSES
Strongly agree	29.86% 103
Agree	20.58% 71
Somewhat agree	14.20% 49
Neither agree nor disagree	15.94% 55
Somewhat disagree	4.64% 16
Disagree	7.83% 27
Strongly disagree	6.96% 24
TOTAL	345

Q25: I would like to see the Town work to bring public transportation options to our citizens.

Answered: 343 Skipped: 4

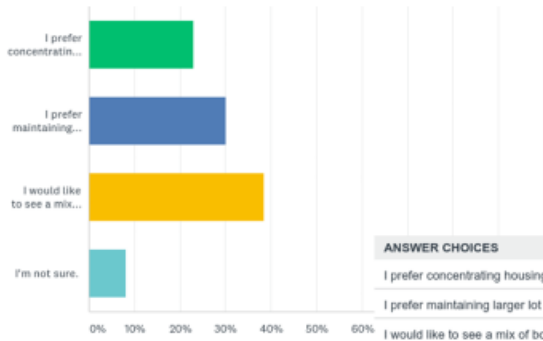
Weighted Score: 0.21



ANSWER CHOICES	RESPONSES
Strongly agree	12.83% 44
Agree	18.08% 62
Somewhat agree	16.33% 56
Neither agree nor disagree	20.70% 71
Somewhat disagree	7.87% 27
Disagree	10.50% 36
Strongly disagree	13.70% 47
TOTAL	343

Q28: Would you prefer to see new housing concentrated in certain areas to preserve open land, or spread out further to preserve larger lot sizes?

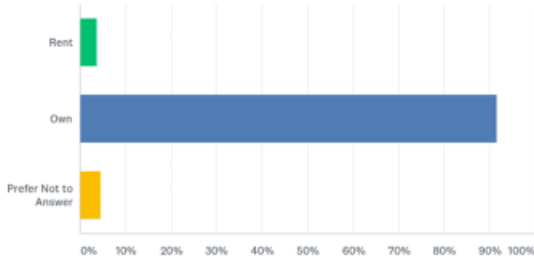
Answered: 342 Skipped: 5



ANSWER CHOICES	RESPONSES
I prefer concentrating housing to preserve open land.	23.10% 79
I prefer maintaining larger lot sizes.	30.12% 103
I would like to see a mix of both options.	38.60% 132
I'm not sure.	8.19% 28
TOTAL	342

Q29: Do you rent or own your home?

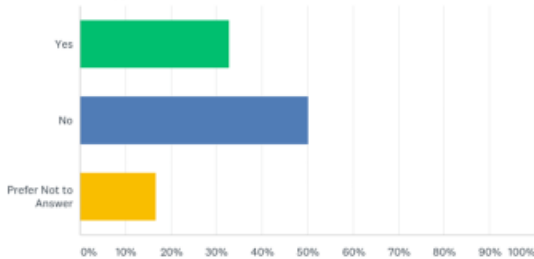
Answered: 346 Skipped: 1



ANSWER CHOICES	RESPONSES
Rent	3.76% 13
Own	91.62% 317
Prefer Not to Answer	4.62% 16
TOTAL	346

Q30: Do you spend more than 30% of your monthly income on your housing?

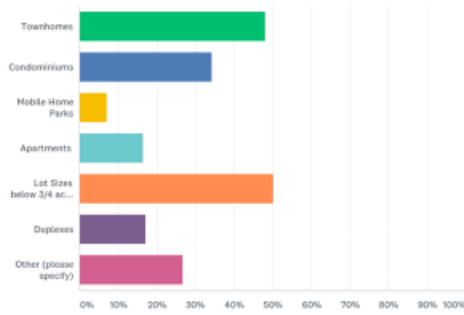
Answered: 346 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	32.95% 114
No	50.29% 174
Prefer Not to Answer	16.76% 58
TOTAL	346

Q31: In limited areas, I would be willing to support more dense housing options such as (check all that apply):

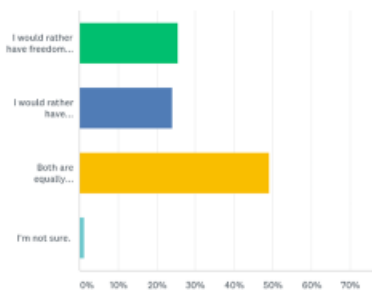
Answered: 309 Skipped: 38



ANSWER CHOICES	RESPONSES
Townhomes	48.22% 149
Condominiums	34.30% 106
Mobile Home Parks	7.12% 22
Apartments	16.50% 51
Lot Sizes below 3/4 acre for Single Family Homes	50.16% 155
Duplexes	17.15% 53
Other (please specify)	26.86% 83
Total Respondents: 309	

Q33: Is it more important to you to have freedom to use your property for anything you might like, or to have protections from things your neighbors may do that impact your land or property values?

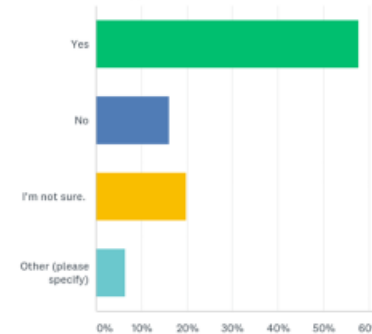
Answered: 344 Skipped: 3



ANSWER CHOICES	RESPONSES
I would rather have freedom to use my property however I might like.	25.58% 88
I would rather have protections from my neighbors' ability to impact my land or property values.	24.13% 83
Both are equally important to me.	49.13% 169
I'm not sure.	1.16% 4
TOTAL	

Q34: Should the Town consider policies that limit residential growth, even if those policies may raise the cost of living in our area?

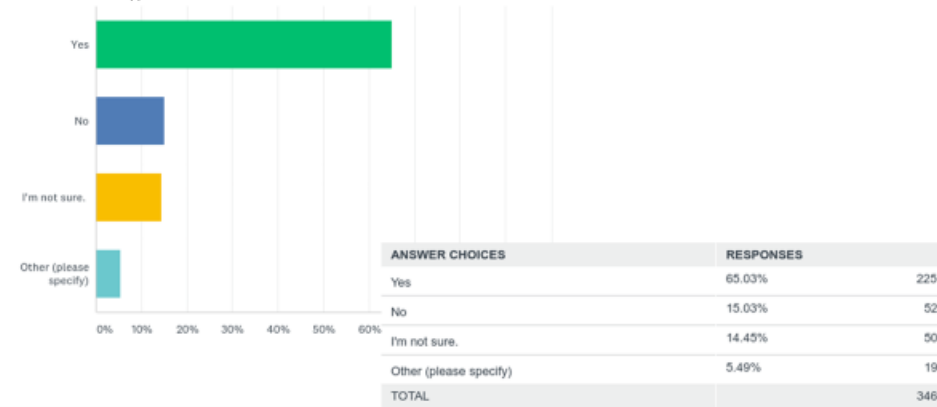
Answered: 343 Skipped: 4



ANSWER CHOICES	RESPONSES
Yes	57.73% 198
No	16.03% 55
I'm not sure.	19.83% 68
Other (please specify)	6.41% 22
TOTAL	

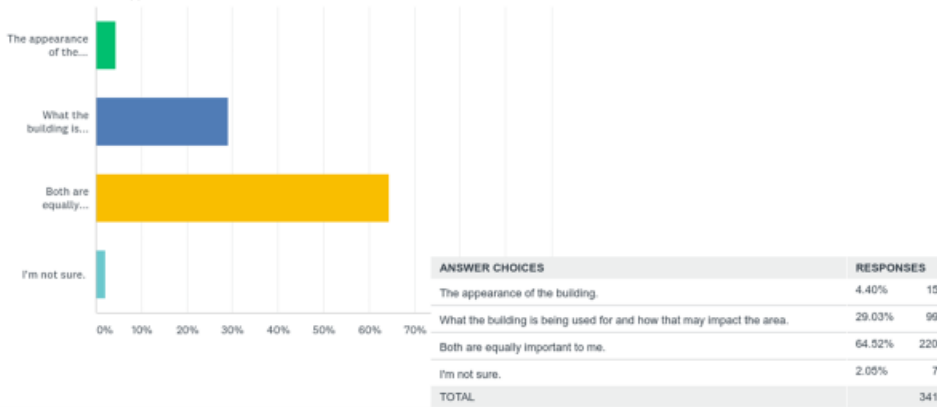
Q35: Should the Town consider policies that limit commercial growth, even if those policies may raise the cost of living in our area?

Answered: 346 Skipped: 1



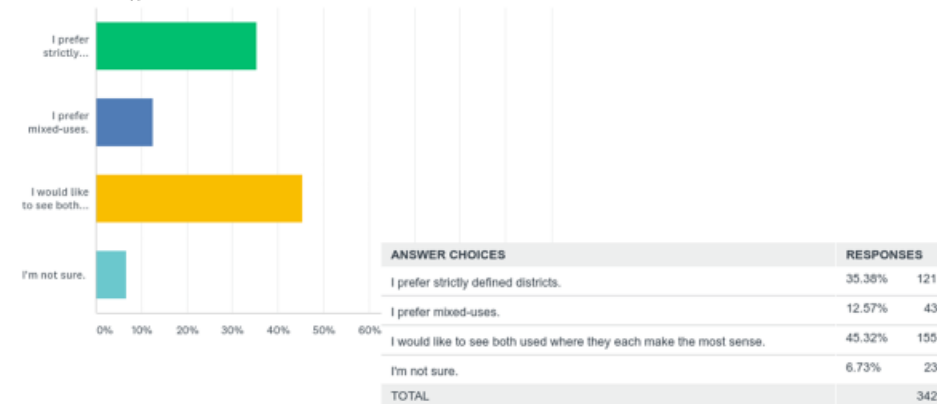
Q36: When deciding what kinds of things should be allowed in a particular zoning district what is more important to you?

Answered: 341 Skipped: 6



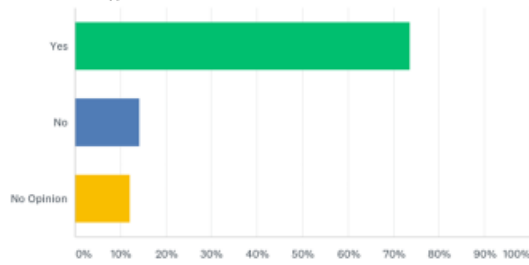
Q37: When thinking of zoning, would you rather see strictly defined districts for each kind of land use (such as industrial, commercial, residential, etc.), or "mixed-use" districts that allow for many types of uses to be clustered together?

Answered: 342 Skipped: 5



Q38: Would you support the Town using tax dollars to preserve agricultural land?

Answered: 338 Skipped: 9



ANSWER CHOICES	RESPONSES
Yes	73.67% 249
No	14.20% 48
No Opinion	12.13% 41
TOTAL	338

Brian went on to say that open ended questions were not in the presentation as yet because of time constraints and because the Park Director wasn't at this meeting, he didn't include the Park portion of the survey.

New Business:

A. Election of Chairman and Vice Chairman

Current Chairman Brian Kimball opened the floor for nominations for Chairman of the Planning Board. Jim Foster nominated Brian Kimball; Ryan Perry seconded the nomination. As there were no other nominations, the Board voted Brian Kimball as Chairman unanimously.

Chairman Kimball then opened the floor for nominations for Vice Chairman of the Planning Board. Jim Foster nominated Carolyn Moore; Cheryl Janoski seconded the nomination. As there were no other nominations, the Board voted Carolyn Moore as Vice Chairman unanimously.

B. Noise Ordinance Discussion – Jim Foster

Jim Foster began the discussion with his disappointment that not only has Bold Rock Cidery not solved their noise issue, but it has, in fact, gotten worse. Dennis Wilson concurred; time limits are not being adhered to. Discussion continued on whether the Planning Board was able to write an ordinance dealing with noise, how it would be administered, and alternative methods of measuring noise levels other than with sound measuring equipment. Brian went over the history of why noise wasn't dealt with in the Nuisance Ordinance. Brian Kimball suggested revisiting the issue with Town Council and the Sheriff's Department. Town Manager Daniel Cobb will discuss the issue with Brian Burgess,

Additional Items

Since the quotes for the baseball fields were unreasonably high, staff is working on reworking the plans; two grants are in the works – development of a bicycle/pedestrian path plan and streambank restoration along the Mills River. The Highway 191 widening project has been put off for a year. Staff is working to get the security cameras updated; construction continues on the maintenance building. A grant for electric vehicle charging stations will be submitted in September. There was some concern that there will be no fee for charging electric cars.

As there was no further business to discuss, Sherri Hill made a motion to adjourn the meeting. Jim Foster seconded the motion and the motion passed by unanimous verbal assent.

Respectfully submitted,

Aurelie Taylor, CTC
Tax Collector/Deputy Town Clerk