

Town of Mills River
Minutes of the Planning Board
Tuesday, June 15, 2021

The Town of Mills River Planning Board met on Tuesday, June 15, 2021, at 6:30 PM in the Mills River Town Hall. Board members present were: Jim Foster, Cheryl Janoski, Sherri Hill, Heath Wiggins, and Ryan Perry. Jeff Moore was absent (not excused). There is a moratorium on appointments to all boards. Staff present were Town Manager Daniel Cobb, Zoning Administrator Mike Malecek and Tax Collector/Deputy Town Clerk Aurelie Taylor.

Chairperson Sherri Hill called the meeting to order and led the Pledge of Allegiance.

There were no additions or adjustments to the agenda.

Approval of the Minutes

Jim Foster made a motion to accept the minutes of May 20, 2021. Cheryl Janoski seconded the motion and the motion passed by unanimous verbal assent.

Public Comment:

There was no Public Comment for non-agenda items.

Old Business: No Old Business

New Business:

A. Text Amendment TXT-21-01

Town Manager Daniel Cobb introduced the item, explaining that, while he had no specific draft text to propose, he looked at the language used in 2017 and 2018 for the ordinance regulating RV parks and tiny home communities. He and Zoning Administrator Mike Malecek wanted to get feedback from the Planning Board about which sections of the ordinance they were open to amending (residential lot size requirements for the MR-MU zoning district, or adding procedures for developing a Class A motor coach park as part of the special use permit process and development standards for RV parks and tiny home communities) after hearing about Mr. McElrath & Mr. LaPointe's proposal.

Via Zoom, Mr. Lapointe gave a short description of his background in development in Florida. He is planning on relocating to Mills River and proposes to develop a luxury motor coach resort on an unnamed parcel in the MR-MU zoning district. Mr. McElrath passed out a conceptual site plan and described the resort as having a clubhouse, pool, restaurant, pickleball and bocce courts, and walking trails. There would be about 350 luxury motor coach lots (approximately 45'x90') to be sold as well as put into a "rental program" where owners could rent the motor coaches out when they weren't using them. Owners would be able to build guest quarters, patios, and firepits on their lots. The resort would have its own private sewer system as well as an independent water system.

Daniel explained that the issue is not the ability of RV parks to be located in MR-MU, but the proposal of selling lots of this size for individual ownership. The ordinance text amendment language requested proposes to allow the sale of 45'x90' lots on a parcel with a special use permit for an RV park.

There was much discussion, centering on how to draft language that would allow this type of project but still protect the Town from unintended development and whether this is consistent with "preserving the character of Mills River". There were concerns voiced by Board members that reducing the minimum lot size

across the entire MR-MU zoning district would not be consistent with the Town's development goals and would change the character of the Town, especially with MR-MU being the largest zoning district by land area in the Town.

Sherry polled the individual Planning Board members on whether they wanted to see a draft of proposed language for the text amendment. Heath Wiggins, Jim Foster, and Sherry Hill said they were not in favor of reviewing draft ordinance text; Cheryl Janoski and Ryan Perry said they were in favor of reviewing draft ordinance text.

Sherry Hill made a motion directing staff to try and refund the Text Amendment App fee (\$500) and that the Planning Board was not in favor of reviewing more specific ordinance text amendment language.

Additional Items

Daniel Cobb introduced Mike Malecek, Zoning Administrator.

There was a short discussion of the meeting scheduled for July 6, in which it was decided to keep that meeting on the schedule.

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

Respectfully submitted,

Aurelie Taylor
Tax Collector/Deputy Town Clerk