

Town of Mills River
Minutes of the Planning Board
Tuesday, September 3, 2019

The Town of Mills River Planning Board met on Tuesday, September 3, 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 (not 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: None.

Sherri Hill made a motion to approve the minutes from August 6, 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 has been sifting through data checking for correlations between answers and demographics. There is a large amount of data to analyze – our search for an intern to assist didn't turn up any help. He hopes to be finished in about a year and a half.

New Business:

A. Village Dr. Subdivision (PID1015252) Discussion – Town Planner Brian Burgess

Town Planner Brian Burgess explained that presently there was a non-conforming mobile home park on the same parcel as a single family home. The owners would like to subdivide the property so that the home is on one parcel and the mobile home park is on the other. The parcel with the mobile home park would be sold to one of the park's residents. Brian presented a staff report, the text of which appears below:

Mills River Planning Board

Town of Mills River

Staff Memo

September 3, 2019

TO: Mills River Planning Board

FROM: Brian Burgess, Town Planner

SUBJECT: Village Drive MHP Subdivision

Recently the Town received an inquiry from a surveyor with property in MR-MU who wants to subdivide a parcel with both a mobile home park and a single-family home present. The proposed subdivision would move the parcel further into non-conformance in regards to density, but closer to conformance in terms of use and regulation.

The Town of Mills River Code (153.046 (A)(4)) gives the Planning Board the authority to review minor subdivisions in lieu of the Subdivision Administrator. In light of the complexity of this decisions, it is Staff's position that the Planning Board should hear and review this case.

In the case of approval the resulting parcel containing the MHP would become denser, which is counter to the aim of the Mobile Home Park ordinance (Chapter 151). However, this would also separate the use of the single-family dwelling from being an accessory structure to the MHP, and would rather serve as a single-use parcel. Alternatively, should the Planning Board choose to deny this application it would be preserving the current nonconforming density, but would also continue the use of the single-family dwelling as an MHP accessory structure.

There is no further development being proposed as a result of this subdivision. Either decision would result in a lateral move in nonconformity, rather than improving or intensifying it. Attached is the proposed subdivision as drafted by Jason Spencer of Spencer Surveying and Mapping, as well as an aerial and property information.

There was discussion on which is more important – keeping the density or having an accessory structure. The parcel is non-conforming, but the subdivision would make it “more” non-conforming.

Sherri Hill made a motion to approve the request to subdivide PID1015252 taking into consideration the topography of the parcel, the current density and the fact that the non-conformance has been grandfathered in. Jim Foster seconded the motion and the motion passed by unanimous verbal assent.

Additional Items - No additional items from the Town Manager

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

Respectfully submitted,

Aurelie Taylor, CTC
Tax Collector/Deputy Town Clerk