Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting September 13, 2022**

Present: Jim Bird, Steve Bennett, John Quinlan, Zach Johnson, Chip Spalding, Ben Crosby

Absent: Bill McKinney, Dave Hall

Called to order: 7:00pm

**7:00pm Meetings with prospective Planning Board Members Trev Girard and Jim Williams**

The Board speaks with two prospective members and describes what the Planning Board does, what rules it follows, processes for hearings, research, filings etc. and how one becomes a member of the Board, what the requirements are and what different types of roles are involved in the Board.

**8:20pm Jesse Maust ADU Questions**

Builder Jesse Maust sent over plans and plot maps for an ADU he has been requested to build on Carriage Circle. **Hall** states that this lot is subject to 100’ subdivision setbacks, where all the other properties in the subdivision are not. This is an open space subdivision. **Spalding** asks what the structures are that are already on the property. There is a house and a very large, detached garage. Board members note that the garage looks like it is over the setbacks already and question which side of the property the owners are looking to add this proposed ADU to. **Bird** believes this would be an application that would have to be sent to the ZBA. **Bennett** asks **Schwarz** to check for building permits already on the lot. Plan states that there is a 50’ buffer between structures. **Spalding** states that our regulations state its 25’ to the boundary line. **Bird** states we need more information on where exactly the ADU is planned to be placed. Board questions the bedroom/septic requirements of the ADU regulations. **Johnson** states there does not appear to be a common entrance on the sketch, as is required by the regulations as well. **Hall** asks if we require as built’s and **Bird** is unsure. Board asks **Schwarz** to report back to the builder with these questions and see if we can get more information so we can give better advice. Also, the builder can be invited in for a conceptual hearing.

**9:00pm Review of Meeting Minutes August 23, 2022:**

**Bennett** motions to approve the public meeting minutes with the amendment that Hall was not present, second by **Spalding**, all in favor, motion passed.

**Bennett** motions to approve the non-public meeting minutes, second by **Quinlan**, all in favor, motion passed.

**9:05pm Discussion regarding ADU’s and Open Space regulations:**

**Hall** asks if there have been any changes made to the Zoning Regulations regarding ADU: is this something we now want to open to open space subdivisions. **Spalding** thinks that probably since that is in line with the point of open space subdivisions. **Hall** asks if that may mean duplexes/multi-family dwellings. **Spalding** refers to section I-205 that states applications may be made to the ZBA.

**9:15pm Selectmen’s Update:**

**Quinlan** thanks **Bird** for attending the Strategic Advisory Committee meeting and invites him to the next. The Planning Board should expect a properly formatted copy of the current Master Plan for review within a week or so.

Bennett motions to adjourn, second by Quinlan

Meeting Adjourned 9:20pm

Next meeting: September 27, 2022

Respectfully submitted,

Rebecca Schwarz

Admin