**MONT VERNON PLANNING BOARD**

**Public Meeting**

**January 25, 2022**

**AGENDA**

Times are approximate and subject to change without notice.

7:00 pm Discussion of Subdivision of Lot 7-49, Brook Road, 13.6 acres (Tentative)

8:00 pm 2022 Action Items

8:45 pm Other Business

Mail & Announcements

Review of Minutes 1/11/22

**Present:** Jim **Bird,** Steve **Bennett,** Tim **Berry,** Chuck **Anderson**

**Absent:** Chip **Spalding,** Rebecca **Schwarz,** Dave **Hall,** Bill **McKinney,** Eric **Will,** Mike **Lewis**

**7:00 PM \_ Discussion of Subdivision Lot 7-49, 161 Brook Road**

**Bird** called the meeting to order and had everyone stand for the Pledge of Allegiance. Present for discussion were Ray & Cheryl Garbos of 161 Brook Road as well as Rob LaPlante, prospective buyer. The Garbos’ own Lot 7-49 which consists of 13.7 acres. They presented a conceptual plan done by Fieldstone Land Consultants which divides Lot 7-49 into two parcels. The Board reviewed the plan. The apparent challenge will be getting a driveway approved as there are steep slopes and wetlands involved; there will be the need for culverts and all of that has to be approved by NH DES as well as the town. **Bird** stated that at this point he sees nothing that makes this plan uncompliant; but the challenges with the wetlands and steep slopes are there. They discussed the possible option of shared driveways. The plan depicts these two parcels as Lots 7-49-A and 7-49-B. It was explained that if approved, this would need to be changed to Lots 7-49-1 and 7-49-2. Garbos asked if we knew the status of Olde Woods Road which is on the back side of this parcel. He asked if this was a town road and if it had been abandoned. **Bird** said he does not know if it is a Class VI road; he does not believe that it has ever been discontinued by a vote of the town. The prospective buyer noted that it would be easier to get heavy excavation equipment up to the site using Olde Woods Road. The question is who owns the road. The Board explained that the next step would be to fill out an application to the Planning Board to start the process. The Garbos’ thanked the Board for taking the time for discussion.

**8:00 PM**

The Board reviewed the minutes of 1/11/22. **Berry** motioned to accept the minutes of the Public Hearing on 1/11/22 as written seconded by **Bennett.** All in favor.

**8:20 PM – 2022 Action Items**

The Board went over the list of Action Items for this year. They discussed and listed them by priority:

1. Conference Call/Broadcast All Meetings for all Town Boards/Committees

**Bird** plans to reach out to Maren Petropulos At Souhegan High School to see if a student may want some community service hours running meetings.

1. Hazardous Materials Management Plan

We will be pulling the Fire Department in to help develop this.

1. Updating Accessory Dwelling Ordinance Updating

Detached or attached? Duplexes? **Bird** noted the duplex complex on Hopkins Road in New Boston that appears to be in very good shape. **Anderson** noted the duplexes in Milford on Old Wilton Road that are not so desirable. Check zoning in both towns.

1. Master Plan Chapter Review

Joan will print two copies of the Master Plan for **Bird** and **Anderson.**

1. Capital Improvement Plan

**9:00 PM**

As there was no further business before the Board, **Berry** motioned to adjourn seconded by **Bennett.** All in favor.

Respectfully submitted,

Joan Cleary

Administrative Assistant