

MONT VERNON PLANNING BOARD

Public Meeting Via Zoom

July 13, 2021

AGENDA

Times are approximate and subject to change without notice.

7:00 pm Justin Gamache/Old Mill Estates Road Bond Reduction

7:45 pm Joe Carleton Discussion on Amherst Road Property

8:30 pm Other Business

Mail & Announcements

Review of Minutes 6/22/21

9:00 pm Adjournment

Seated: Steve **Bennett**, Acting Chair, Tim **Berry**, Rebecca **Schwarz**, Charles **Baker**

Absent: Jim **Bird**, Chip **Spalding**, Dave **Hall**, Bill **McKinney**, Eric **Will**, Chuck **Anderson**, Mike **Lewis**

7:00 PM-Other Business

Bennett called the meeting to order and had everyone recite the Pledge of Allegiance. The Board reviewed the minutes of 6/22/21. **Berry** motioned to approve the minutes as written seconded by Baker. All in favor. **Berry** spoke about rewriting the Accessory Dwelling Units and Multi-Family Dwellings Ordinances. The Board of Selectmen wants the Planning Board to get a price from the NRPC to write both ordinances. Joan will send the current Accessory Dwelling Unit and Multi-Family Ordinances to the Board for review so we can prioritize and start the process with NRPC. **Bennett** noted that the BOS needs to make a decision on whether or not they want to allow for detached ADU's. He feels these change the nature of the ADU from being part of a principal dwelling. Detached units are more attractive as rental units.

7:10 PM – Old Mill Estates Road Bond Reduction

Justin Gamache came before the Board. The final inspection report from Meridian states that all the necessary corrections have been made to Riley and Crosby Roads. Ben Crosby is satisfied with the road as it is. **Berry** motioned to zero out the bond amount based upon receipt of the final inspection report from Meridian Land Services and Ben Crosby's observations that all the improvements have been done seconded by **Schwarz**. All in favor. Gamache inquired as to when we will transfer ownership of the road to the Town. **Berry** explained that in the past, the voters would pass a Warrant Article at Town Meeting that would give the Selectmen the authority to accept a road at any time during the year. That was not done at our last Town Meeting. Therefore, we cannot accept the road until the next Town Meeting in March 2022. Gamache will have to maintain the road until March of 2022. Gamache stated that he has been maintaining the road for the past four years. He asked if there is any way we could enter into a contract so that the Town could at least take care of the snow removal. **Bennett** asked if he is proposing to pay the cost of the Town's maintenance of the road; he

explained that we cannot use taxpayer dollars to maintain a road that we do not yet own. Gamache understood and agreed to maintain the road. He submitted as-built plans for file.

7:30 PM – Joe Carleton Discussion on Amherst Road/Carleton Road Property

Joe and Patricia Carleton came in for an informal discussion regarding their property on Amherst/Carleton Road. He presented a survey where he has numbered 4 separate tracts and shared the history of how those came to be. The Town shows this property differently on our tax maps; we show three parcels, not four. The Town has lots #2 & #4 as one parcel. Carleton says that they were conveyed to his grandfather in two separate deeds two years apart so it shouldn't matter. The question is does he need to subdivide or can he unmerge them. The Town also shows lot #1 and lot #2 as separate lots but they were deeded as one parcel back in 1917. Carleton has a potential sale of lot #1; a lot line adjustment may be the practical solution for that piece. The Board shared with Mr. Carleton the legal opinion from our Town Counsel regarding these parcels. **Berry** suggested that the practical thing to do might be to get a survey done and do a 3-lot subdivision. **Bennett** assumes that at some point in time the Town merged lots #2 & #4, probably for tax purposes. The Carleton's could look into having these unmerged, which would be done through the BOS. We would have to correct our tax maps and have it recorded with NH Deeds. **Bennett** suggested that the Carleton's contact their attorney to further explore all options and then contact the BOS. The Carleton's thanked the Board members for their time.

8:00 PM – Other Business

Eileen Naber noted that when meetings were held via Zoom, the people in attendance could see the maps in question and clearly understand what was being discussed. At in-person meetings, the audience cannot see what is being discussed. She suggested using a projector.

8:20 PM

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

Respectfully submitted,

Joan Cleary

Administrative Assistant