Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**-work session-**

**November 8, 2022**

Present: Steve Bennett, John Quinlan, Chip Spalding, Bill McKinney, Jim Bird, Zach Johnson, Dave Hall

Called to order: 7:00pm

**7:00pm Accessory Dwelling Units:**

Conversation regarding the updates to the Accessory Dwelling Units regulation continues from the previous meeting. Schwarz presents points made by the Building Inspector and some changes are made regarding those. Spalding has concerns about allowing detached ADU’s. The second draft of the changes proposed is reviewed and updated with minor changes. The document will be edited by Schwarz and be added to the agenda for the next meeting for review and vote. The Board hopes to hold their Public Hearing on December 13. Bennett states he believes the only thing left to decide is whether to set a lot size restriction in Open Space neighborhoods.

**9:10pm McKinney motions to move forward with the Accessory Dwelling Unit Regulations as amended and move to Public Hearing, second by Bennett.** Conversation continues regarding setting minimum lot sizes. **Spalding** asks, what is the need for detached ADU’s in Mont Vernon? It is not a requirement by the law so why do we want to allow it? **Bennett** states it may be more practical detached based on lot sizes, shapes, setbacks etc. **Spalding** asks if we’re feeling pressure to offer detached. **Bird** states he thinks they’re desirable in many cases. **McKinney** states that the responsibility of the Planning Board is to think ahead and plan for the future. **Spalding** agrees but states that he feels like the Town is being forced to do this, even though we’re already meeting the minimum requirements. **Bird** calls the vote. **Spalding moves to strike subsection D detached ADU’s. With no second the motion does not make it to the floor. Bird, Bennett, Hall and Quinlan vote yes, Spalding votes no, motion passed.**

**9:20pm Review of Meeting Minutes October 25, 2022:**

**Hall motions to approve the minutes as amended, second by Quinlan, no further discussion, all in favor, motion passed.**

**Bennett** states that publication in a newspaper is not a requirement for this type of Public Hearing, as we’re not hearing an application. Method of Adoption does not require Newspaper notices to be filed. A simple posting on the website will suffice. **Bennett** suggests Schwarz link the document to the website notice so interested parties can read ahead of time.

**9:25pm Short Term Rentals**

Quinlan shares documentation on Short Term Rentals and asks the Board to review it and have this topic added to the next Agenda in relation to an unregistered Short-Term Rental that residents are complaining about. Bennett asks if he is looking for an ordinance to be created and Quinlan states perhaps, but we must address the citizens’ concerns. The topic will be added to the next agenda.

**9:30pm Member Appointments**

Schwarz points out that at the time of **Johnson**’s appointment, the Board was down one regular member and asks if the Board would like to appoint one if its alternates to fill the position or advertise for a regular member to fill the open position. Dave **Hall** states he would like to be made a regular member.

**Bennett** motions to refer Dave **Hall** to the Selectmen to be made a regular member, second by **Bird**. All in favor, motion passed.

**9:35pm Library Project**

**McKinney** asks that the Library Project be added to the next meeting Agenda so the Board can determine whether it is going to support the Library Project at the Town Meeting. Bird asks if the plans have significantly changed or if they remain the same. **McKinney** states either he or **Quinlan** will provide updated paperwork at the next meeting. **Quinlan** states there are no major changes. The topic will be added to the next agenda.

**Quinlan motions to adjourn, second by Bennett**

Meeting Adjourned 9:40pm

Next meeting: November 22, 2022

Respectfully submitted,

Rebecca Schwarz

Admin