Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**January 10, 2023**

Present: Steve Bennett, John Quinlan, Chip Spalding, Jim Bird, David Hall

Community Members: Kevin Pomeroy (FD), Kristen Rodriguez, Nathan Harvey, Ray Garbos, Rob LaPlante, Al Smith

Called to order: 7:00pm

**7:00pm ADU Public Hearing:**

**Bird** presents the proposed updates to the zoning amending the existing regs. Background: coming from required updates to the regulations by the State. Board used this opportunity to fully rewrite the regs to allow detached Accessory Units as well. The key features of which are: they are allowed on any legal, conforming lot, gross living area is not to exceed 30% of the gross living area of the principal unit, minimum adu size will be 800 sqft, one of the units shall be owner occupied. Other items of note are those regarding numbering of the units, parking, sprinklers/fire suppression/life safety code.

**Spalding** points out for reference that detached accessory dwelling units are not required as part of the state changes, and our current zoning does not allow for detached accessory dwelling units.

**Hall** reads a letter from the Fire Chief stating he is against detached ADU’s due to safety concerns and the fact that they are not required by the changes made by the State.

**Bird** reads a statement from the Building Inspector stating that the word “over” should be changed to “above” in section D for greater clarity. Bird asks if we want to make this change. Bennett states that it is just an example, so it isn’t material.

**Bennett motions to change the word over to above, second by Hall, no further discussion, all in favor, motion passed.**

**Bird** asks **Schwarz** what happened with the meeting posting. **Quinlan** states it was properly posted, and persons unknown removed the postings. **Schwarz** responds that she posted to the website and both public cork boards at the Post Office and Town Hall on December 29th. She states that the Selectmen were notified last evening that the postings had been removed from the cork boards. **Schwarz** spoke with Town Counsel today who stated that since there is a timestamp showing on the website post and the cork board postings were made the same day, and we were not notified until yesterday that they were missing, we can reasonably assume that the postings were up for the time required and this is a legal public meeting. **Schwarz** stated it can be assumed that due to the changing of the month or year someone may have cleared off the boards, or that a resident may have taken the posting home (thinking it was a flyer) to remember to come to the meeting and not out of malice. **Quinlan** states again that the meeting is legal, after speaking to Town Counsel personally this morning.

**Bennett motions to send the ADU ordinance to the Selectmen to be added to the ballot for Town Meeting, second by Hall, Spalding states he is still not comfortable with the detached portion of the updates and feels strongly that we do not need to do this at this time. Votes in favor: Bird, Bennett, Quinlan, Hall, votes against: Spalding, motion passed.**

**8:00pm Rules of Procedure:**

The board reviews the final proposal for the updated Rules of Procedure**. Bennett motions to accept the amended Rules of Procedure, second by Quinlan, no further discussion, all in favor.**

**8:10pm Master Plan Update**

The Board is still reviewing the large documents provided and making their comments, they will discuss later.

**8:20pm** **Mail and Announcements:**

**Schwarz** presents a letter from Eversource regarding Tree Trimming and removal on Scenic Brook Rd. The Board decides to hear this at the January 24 meeting.

**8:30pm Review of Minutes**

**Quinlan motions to approve as amended, second by Bennett, all in favor, motion passed.**

**Bennett motions to adjourn, second by Spalding, all in favor, motion passed.**

Meeting Adjourned 8:35pm

Next meeting: January 24, 2023

Respectfully submitted,

Rebecca Schwarz

Admin