Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**April 11, 2023**

Present: Chip Spalding, John Quinlan, Zach Johnson, Steve Bennet

Community Member: Garth Witty

Absent: Jim Bird, David Hall

Called to order: 7:00pm

Bennett calls the meeting to order and seats Johnson for a quorum.

**7:00pm: David Raisanen Conceptual - Subdivision:**

Raisanen is interested in purchasing a property referred to as Off Kendall Hill map and lot 5-64. This is a landlocked 41-acre parcel with a 50ft easement for access off Whiting Ln. He would like to continue the access road up another 400ft and create 2 smaller lots for his children and the keep the rest for himself. **Quinlan** questions frontage and **Spalding** states that and Open Space Subdivision gives an opportunity to avoid frontage requirements, but that would also require open space for all residents of the subdivision. Continuing the road up through the property would allow for frontage requirements without requiring co-owned open space. Raisanen asks what it the minimum open space requirements. **Spalding** states 40% of the net tract area. The Board considers a different Town easement for access (not currently maintained) and creating a road. **Bennett** states any access road would need to be built to Town regulations, **Spalding** agrees and states that emergency services access would be a concern, especially since the road would support 5 residences (two existing residences touching the access easement and the three new). **Bennett** suggests Schwarz reaches out to the Fire Chief to get an idea of what he would require for roadway and fire protection (cistern or sprinklers etc). **Spalding** agrees and states the Fire Chief and DPW Director are going to be important opinions to hear.

**7:45pm: Peter Resendes Conceptual - Accessory Dwelling Unit:**

Resendes is interested in adding a detached Accessory Dwelling Unit to his property located on Francestown Tpke. He is looking for clarification on the new ordinance and advice on how to proceed. Resendes wonders can he put in a pre-fab home on a slab etc. **Bennett** states you must have some sort of foundation. **Bennett** and **Spalding** agree that that seems more like a Building Code question than a Planning Board question, although there are several factors at play the Planning Board may be able to advise on. Schwarz states the State Building Codes are listed on the website on the Building Inspectors page. The Board suggests that Resendes reaches out to the Building Inspector with a sketch and ideas of what he wants to do so the Building Inspector can advise, as well as going down to the Registry to see what plans are on hand as our files are insufficient.

**8:20pm: Officer Elections:**

The Board decides to hold off to the next meeting when more members are present.

Resident Garth Witty is present and interested in rejoining the Planning Board.

**Bennett motions to recommend the appointment of Garth Witty to the Planning Board, seconded by Spalding, no further discussion, all in favor, motion passed.**

The Board asks Schwarz to have his appointment placed on the Selectmen’s Agenda for their next meeting.

**8:30pm: Other Business:**

Schwarz reminds the Board of the multi-department meeting with the Heritage Commission on 3/13/23 at 3:30pm.

Schwarz approaches the Board regarding a new Planning Board Rep to the Heritage Commission. The Board agrees that Zach Johnson will be the new Rep to the Heritage Commission.

Schwarz describes the Safe Streets and Roads for All grant program that the DPW is looking to write. The DPW would like to have a survey done on unsafe curves and intersections etc. within the town. There is a committee creation required as part of the grant and Schwarz suggests that at the very least a Planning Board Rep is included, but that they should consider taking on the planning of the project themselves. **Spalding** and **Bennett** both expressed interest.

**9:10pm Review of Minutes:**

**Johnson motions to accept the minutes as written, seconded by Spalding. No further discussion, all in favor, motion passed.**

**9:10pm 2023 Action Items Review:**

Add Regulations update/review to bring them up to date. Bennett suggests reaching out to Town Counsel to have him prioritize the changes needed. Quinlan agrees.

**Bennett motions to adjourn, seconded by Spalding**

Meeting Adjourned 9:20pm

Next meeting: April 25, 2023

Respectfully submitted,

Rebecca Schwarz

Admin