Not Approved

**AGENDA**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**July 11, 2023**

Present: Jim Bird, Steve Bennett, John Quinlan, Garth Witty, Ben Crosby, Ray Garbos, Rob LaPlante, Dan Barowski of Fieldstone

Community members: Bob Sawyer, Jessica Vandewater, Eileen Naber, Laurie Brown, Ryan Brown

Absent: Zach Johnson

Called to order: 7:00pm. Witty is seated.

**7:00pm: Public Time:**

Bird announces Spalding’s resignation.

**7:15pm: Garbos Subdivision Hearing**

Dan Barowski of Fieldstonepresents plans for a 2-lot subdivision on Brook Rd. **Bird** asks what requirements were placed on the subdivision by the State? Garbos states that everything that the plan shows is what was required by the State: Two larger cement culverts, to allow the animals to pass through. **Bird** asks are Fish and Game and DES done at this point and Barowski states with the permits approval they are. **Bird** asks if DES supplied any of the permits electronically? Barowski states that he has it electronically and can provide it to the Board. **Bennett** asks how many copies of the plan were provided, and Barowski states 5. **Bird** asks if this is the only copy of the plan we have seen so far. Barowski states that this is the only plan associated with this plan. **Bird** states that the REV block has not been completed and Barowski states there have been no revisions. **Bird** states there should still be a date, description, etc. Barowski states that if the application is accepted tonight, he can make those updates for the Board. Jessica Vandewater of 157 Brook Rd asks about the water’s direction of travel through the culverts. **Crosby** asks how long the proposed driveway. LaPlante states about 1750 feet. **Crosby** states that anything over 1000 feet requires a turnout, which is not shown on the plan, curves cannot exceed 30 degrees and anything over 10 percent grade will need to be engineered. This should be marked in the notes on the plan. LaPlante states that they have someone that will fit within those parameters. Until he knows what’s underground, he did not want to pay to have a driveway engineered. **Crosby** just wants to make sure those parameters are noted. Garbos asks if tonight starts the 30 days for people to appeal and **Bennett** states no, we haven’t accepted the application yet. **Bird** states that once we accept the application the clock starts ticking and the Board has to decide within 65 days. **Bennett** states that the 30-day appeal period begins upon approval or denial of the application. **Bird** reviews the application checklist. **Bennett** asks if they are requesting any waivers and Barowski states the driveway regulations for the purposes of the subdivision. **Crosby** states he understood the waiver was regarding the setbacks requirement for the driveway as this driveway is at 8 feet instead of 10. **Bird** states he does not see the driveway waiver request on the plan notes, it should be added there. Once the waiver is approved, **Crosby** can approve a driveway permit. **Bennett** asks about the easement terminations and Barowski states it was by the declared termination date. **Bird** asks if it was by Land Vest and **Bennett** states yes. **Bird** asks about an approved septic plan and LaPlante states no, there was a perc test done. **Bird** asks what the narrowest part of the driveway is and **Crosby** states he thinks it is about 20 feet. Jessica Vandewater asks where there was a perc test for the septic because there are wetlands and Barowski states that they allowed for that. Bird states all driveways and houses within 200’ of the proposed lot should be shown in the plan.

Place flow arrows for all water on the property in the plan.

Note that the area is in the Beaver Brook watershed.

**Bird** states that a Conditional Use Permit will be required for the driveway due to ground disturbance in the wetlands. This permit should be shown in the notes once approved.

**Bird** states that Barowski’s action items would be now to apply for a Conditional Use Permit and a waiver. Barowski asks if he needs both. **Bennett** states that the Conditional Use Permit is for the wetlands, the waiver is for the driveway setbacks.

An unnamed member of the audience asks about the residential only zoning and whether a business will be run out of the location. LaPlante states he does not want customers coming to his house.

**Witty motions to accept the application, second by Quinlan, no further discussion, all in favor motion passed.**

Garbos asks if this starts the 65 days and **Bird** responds yes.

**Bennett motions to continue the hearing to August 8 at 7:15pm, second by Quinlan, all in favor, motion passed.**

Laurie Brown of 32 Weston Hill Rd. asks if there is time for public comment. **Bird** allows her the floor. Brown states that she heard the new property owner wants to use the rear access road for access to his property for sitework. She wants to know if this is the plan because she believes she owns that road. **Bird** states that if it is a class six road that would fall to the selectboard and Brown states it is not a class 6 road. She states the other item she heard was that he plans to do auto repair or salvage business and she wants that to be on the minutes, noted that the Town has been made aware of this concern. It is an ongoing and very expensive problem for the Town that we already have several unregistered and unlicensed auto businesses in Town. LaPlante states that the discussion had come up, but that current plans are that he will buy out his father’s business in Milford and leave it in Milford. He reiterates that he does not want customers to come to his home.

Bird reiterates the next steps and responsibilities of Barowski. Barowski states he will turn in his Conditional Use Permit Application within a week. Bird states that Barowski can coordinate with Schwarz as she is in the office tomorrow and she is familiar with the dates and timing required for posting the meetings.

**8:50pm Quinlan motions to adjourn, seconded by Bennett**

Meeting Adjourned 8:50pm

Next meeting: July 25, 2023

Respectfully submitted,

Rebecca Schwarz

Admin