Not Approved

**Minutes**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**August 8, 2023**

Present: Jim Bird, Steve Bennett, John Quinlan, Garth Witty, Zach Johnson, Raymond and Cheryl Garbos, Robert LaPlante, Chris Guida of Fieldstone Land Consultants.

**7:00 pm:** Called to order. Chairman **Bird** seats alternates **Witty** and J**ohnson**

**7:05 pm: Review of Minutes:**

**Bennett motions to approve the minutes of 07/11/23, second by Johnson, no further discussion, all in favor, motion passed.**

**Bennett motions to approve the minutes of 07/25/23 as amended, changing the word agenda to minutes, second by Johnson, no further discussion, all in favor, motion passed.**

**7:15 pm: Garbos Conditional Use Permit Hearing:**

Chris Guida of Fieldstone Land Consultants presents the plans and Wetlands Permits for the proposed subdivision. **Bennett** reads from the Conservation Committee minutes dated May 11, 2022, in which that Commission considered the Wetlands Permit application and discussed their site walk of the property. This culminated in a final, unanimous vote of approval by the Conservation Commission.

**Bennett motions to approve the Conditional Use Permit, second by Quinlan, no further discussion, all in favor, motion passed.**

**7:30 pm Garbos Subdivision Hearing continued:**

The board reviews the latest revision of the plan for requested changes at the last meeting. Being satisfied that the changes have been made the board advises Guida that plan note 14 must be updated with the date of approval of the Conditional Use Permit, and the revision box should be updated to revision C.

**Bennett motions to conditionally approve the Subdivision Plan at 161 Brook Rd. with the caveats that note 14 should be updated to include the date of approval for the Conditional Use Permit, and the revision box should be updated to Revision C, second by Witty, no further discussion, all in favor, motion passed.**

Schwarz advises Guida that she will need 5 copies of the updated plan, an electronic copy for NRPC filing, and one Mylar for recording. He states he should have that by the end of the week.

Garbos asks if this begins the thirty-day appeals period and **Bird** states yes.

LaPlante asks the Board for a moment of their time to discuss next steps of the process. He receives an Intent to Cut form as well as information on driveway permits, and Current Use. He is advised that a driveway permit will require a Scenic Roads Hearing and is given a copy of that ordinance for review.

**As there is no other business before the Board, Quinlan motions to adjourn, second by Witty.**

Meeting Adjourned 8:15pm

Next meeting: August 22, 2023

Respectfully submitted,

Rebecca Schwarz

Admin