Not Approved

**Minutes**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**October 10, 2023**

Present: Steve Bennett, John Quinlan, Christina Johantgen, Brittany Soboliev, Michael Antonucci, Jay Goodell

Absent: Jim Bird, Garth Witty

Community Members: Tammy Hobbs, Jason Hobbs, Travis Hobbs, Debbie Buck, Barry Buck

**7:02 pm: Steve Bennett** calls the meeting to order.

**7:03 pm:** Introductions for new members and alternates.

**7:05 pm: Tammy Hobbs, Jason Hobbs,** and **Travis Hobbs** came before the board with questions about the process for adding an ADU on their property with frontage on Brook Rd and Weston Hill Rd. They discussed adding a second driveway with access from Weston Hill Rd. They discussed initial concepts for the ADU and square footage requirements. **Bennett** recommends the next steps will be to reach out to the building inspector regarding the proposed structure and the highway department regarding an additional driveway.

**7:13 pm: John Quinlan motioned to accept the minutes of 9/26/23 as written, seconded by Jay Goodell. No further discussion, all in favor, motion passed.**

**7:15 pm: Debbie Buck and Barry Buck** came before the board to discuss preliminary plans for a subdivision of property on Kendall Hill and Remington Rd. The property was originally intended to be subdivided into 4 lots assuming 2-acre zoning. Subsequent soil test pits showed poor soils in some locations and the plan was modified to result in 3 lots with 5-acre zoning. There were questions regarding variances to the acreage requirements. **Bennett** said variances were unlikely to be granted.

**7:36 pm: Subdivision Regulations**

The Board discussed:

1. Changes to open space developments regulations
2. Duplex housing in open space developments
3. Types of securities to cover incomplete infrastructure

**Bennett** will bring examples of other subdivision regulations to subsequent meetings to serve as an example for our updated regulations.

**8:27pm: Library**

The library building committee will present to the board at the 10/24/23 meeting. The Planning Board will not approve or deny the proposal but will provide non-binding written comments within 30 days after the hearing. The board discussed governmental use of property.

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

Meeting Adjourned 8:43pm

Next meeting: October 24, 2023

Respectfully submitted,

Jay Goodell