Not Approved

**Minutes**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**November 14, 2023**

Present: Jim Bird, Steve Bennett, Jay Goodell, John Quinlan, Brittany Soboliev, DPW Director Ben Crosby

Absent: Michael Antonucci. Christina Johantgen, Garth Witty

Community Members: Mike Norman, Cynthia Dougherty, Chris Aiston, Tricia Aiston

**7:00 pm: Bird** calls the meeting to order and explains the meeting process to the crowd in attendance.

**7:00 pm: Meeting Minutes:** As there are no attendees for Public Time, the Board reviews the meeting minutes of the October 24, 2023, meeting.

**Bennett motions to approve the minutes as written, second by Quinlan, no further discussion, all in favor, motion passed.**

**7:05 pm: Floodplain Management Regulation Warrant Article:**

**Schwarz** received updates suggested by the BEA for the Floodplain Management Regulation. They have completely created the updated document for us, and it will need to be a Warrant Article. **Goodell** states that it doesn’t appear to change the fundamentals of our current regulation, but that it appears to be language changes. **Schwarz** asks how this will affect all the sections of the Regulations it affects? **Bennett** states it would be one Warrant Article for the one Zoning Ordinance change. **Bird** directs **Schwarz** to schedule the first public hearing for the December 12 meeting.

**7:15pm: Buck, 32 Kendall Hill Rd/Remington Rd. 3-lot subdivision:**

**Ken Clinton** of Meridian Land Services presents the plan for this subdivision application. The Board reviews the application for completeness.

Add flow direction to culverts on plan

State plane coordinates on plan

**Bennett motions to accept the application for consideration and the hearing continued to November 28th, 2023, at 8:00pm, second by Goodell, no further discussion, all in favor, motion passed.**

**Public comments:**

Mike **Norman**, 11 Whiting Ln. states that he believes this subdivision would be disruptive to the abutters, and he is uncomfortable with the fact that lot 3 has already been listed for sale without the subdivision even approved. His family moved to the area for the small community and rural feel. He is concerned for his family regarding his well water, his special needs son and his wife who is sensitive to noise pollution.

Cynthia **Dougherty**, 38 Kendall Hill Rd. is one of the closest abutters asks if there are any studies that have been done for the wildlife in those woods. She is concerned that the game traffic would be affected as well as her family and their privacy with an additional home coming in right next door.

Chris **Aiston**, 9 Remington Rd. asks what DPW plans to do to reinforce the road for additional housing. Ben **Crosby** states that it is something to take into consideration and the DPW will need to address it.

Tricia **Aiston**, 9 Remington Rd. asks about erosion around a culvert on Remington Rd. **Crosby** states that they are aware of it.

**Bird** thanks the public for their comments and states that while it is frustrating, the Board can only restrict items based on current regulations. He understands the concerns and they will be noted.

**Schwarz** asks if there needs to be a Scenic Roads hearing and the Board does not believe it’s necessary. **Bird** states he will check the RSA.

**8:05 pm: San-Ken Salisbury Rd. 3-lot subdivision:**

The Board reviews the updated plans.

**Bennett moves to Conditionally Approve the application subject to the addition of Upland Areas on the plan, second by Goodell, no further discussion, all in favor, motion passed.**

**8:45 pm: Strategic Advisory Committee CIP review:**

Strategic Advisory Committee will be taking all comments from those departments within and creating a final copy to come to the Planning Board for approval on 11/28/23. **Bird** states that this document is our job to ensure this is a good financial plan for the Town and ensure the Town is familiar with it, so it is not a surprise at Town Meeting. The Board feels that it is important for the Town departments to work together to raise money for its projects appropriately instead of individual departments taking turns on their own projects leaving other departments to wait until later years. The Board discusses adding a member of the Strategic Advisory Committee to the Budget Committee. **Quinlan** states he will speak with the Chair. **Schwarz** advises that she offered them a page in the Town Report as well. The Board agrees this is a good idea.

**Schwarz** advises Bird that the deadline for Town Reports is December 1. **Bird** states that he wants to address the ADU ordinance this year as people have asked questions, but we have not had a formal application. **Schwarz** states there was an application received about a week ago that has been denied by the Building Inspector and is being referred to the ZBA for a Change of Use. The Board disagrees with this assessment as any building that is named directly in the regulation (barn or garage) would be approved only for storage, it is the responsibility of the Building Inspector to make sure the building is brought up to code before issuing a permit. Advises **Schwarz** to compose a letter to the Building Inspector to ask them to review the Regulation again. **Bird** states that the regulation was designed specifically to allow this.

**Schwarz** advises the Board that with the loss of the Projector, there is the opportunity to purchase a tv for use as a projector screen that would be permanently placed and available for use by any department. This was previously budgeted for in the Planning Board budget but never purchased, and while it is not specifically in the budget at this time, we do have funds available that we can use for this purpose should the Board choose to. **Bird** says to go ahead with the purchase. **Quinlan** suggests **Schwarz** speaks to Selectmen Brown prior since this has been his project.

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

Meeting Adjourned 9:35 pm

Next meeting: November 28, 2023

Respectfully submitted,

Rebecca Schwarz