Not Approved

**Minutes**

**MONT VERNON PLANNING BOARD**

**Public Meeting**

**January 9, 2024**

**Present: Jim Bird, Chair, John Quinlan, Selectmen’s Rep, Jay Goodell, Jon Rokeh, Rokeh Consulting, Rebecca Schwarz, Planning Board Administrator**

Absent: Steve Bennett, Brittany Soboliev, Michael Antonucci, Christina Johantgen, Garth Witty

**7:00 pm: Bird** calls the meeting to order.

**7:05pm: San-Ken Scenic Road Hearing 73 Salisbury Rd Public Hearing:** Hearing opened at 7:05pm. The Board reviews photos and plans for modifications required to install a driveway at this location. This property will require tree removal for approximately 15 trees ranging from 8 inches to 36 inches in diameter, stumping, and rock wall relocation only at the driveway entrance. The board states that minimal rock wall modification should be made and as much retained as possible. Those portions that are removed for stumping shall be replaced.

Quinlan motions to approve the alteration plan to 73 Salisbury Rd., second by Goodell, no further discussion, all in favor, motion passed.

Hearing closed at 7:15pm

**7:15 pm: San-Ken Scenic Road Hearing 75 Salisbury Public Hearing:**

Hearing opened at 7:15pm. The Board reviews photos and plans for modifications required to install a driveway at this location. This property will require tree removal, stumping, and rock wall relocation only at the driveway entrance, as well as sloping within the ditch. The board states that minimal rock wall modification should be made and as much retained as possible. Those portions that are removed for stumping shall be replaced.

Quinlan motions to approve the alteration plan to 75 Salisbury Rd., second by Goodell, no further discussion, all in favor, motion passed.

Hearing closed at 7:20pm

**7:20 pm: San-Ken Scenic Road Hearing 77 Salisbury Public Hearing:**

Hearing opened at 7:20pm. The Board reviews photos and plans for modifications required to install a driveway at this location. This property will require tree removal and stumping only. Quinlan motions to approve the alteration plan to 77 Salisbury Rd., second by Goodell, no further discussion, all in favor, motion passed.

Hearing closed at 7:25pm

**7:25 pm: Review of Minutes**:

Quinlan asks to make a note in these minutes that he was incorrect regarding the Budget Committee no longer being advisory on SB2 in the 12/12/23 minutes. You give up the control of being able to change the items on the floor, and instead the budget is discussed at the deliberative session only.

**Quinlan motions to approve the minutes of 12/12/23 as amended, seconded by Goodell, no further discussion, all in favor, motion passed.**

**7:45 pm: Mail and Announcements:**

**Schwarz** mentions that she spoke with **Paul Lavertu** of the Strategic Advisory Committee regarding next steps, and he would like to put forth more than normal signage to call awareness to the CIP meeting. She advises the Board that the SAC falls under the umbrella of the Planning Board and therefore signage would come out of our budget. **Bird** states he has no problem pulling from our budget to cover signage. **Goodell** asks what their next steps are and **Quinlan** states that they could continue to work on and update the Master Plan.

Chairman **Bird** instructs **Schwarz** to notice public meetings for a 7pm meeting start time going forward.

**Schwarz** provides an email request regarding Flood Contact updating. **Bird** will fill out and return.

**7:55 pm: Zakos Public Hearing – Temporary Access on Caesar’s Rd. (a Class IV Road) Map 2 Lot 52:**

**Zachary Zakos** comes before the Board seeking a Temporary Access Waiver for his property located on Caesar’s Rd. (formerly 2nd NH Turnpike) a Class IV Rd. This will entail some rock wall disturbance as he needs to do some clearing in order to build a residence and there is not enough space available. It is currently 18 feet wide, and he would like to widen it to no less than 30 feet. **Bird** asks if it is a Scenic Rd. and is told no. **Quinlan** states that those rock wall changes may have to be put back. **Bird** believes that with this road being Class IV the resident owns to the middle of the road, he doesn’t believe the Town has any jurisdiction. **Goodell**, searching through the regulations states he can’t find anything definitive. **Zakos** states he has no issue with rebuilding the wall once the work is complete.

**Quinlan motions that the Board recommends the Selectmen grant a waiver to Zachary Zakos for access to his property, Map 2 Lot 52 on Caesar’s Rd, second by Goodell, no further discussion, all in favor, motion passed.**

**Bird** instructs **Schwarz** to attend the Selectmen’s meeting on Monday to convey the Planning Boards recommendation. **Quinlan** advises **Zakos** that the Town does not maintain this road at all, so the neighbors on the road must come to an agreement regarding maintenance.

Hearing closed at 8:20pm

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

Meeting Adjourned 8:25 pm

Next meeting: January 23, 2024

Respectfully submitted,

Rebecca Schwarz