

**MONT VERNON PLANNING BOARD****Public Meeting Minutes****December 10, 2019****AGENDA**

Times are approximate and subject to change without notice.

- 7:00 pm Voluntary Lot Merger, Jerry Lacson, Map 2 Lots 23-1, 23-2, 23-3
- 7:30 pm Steve Workman, ZBA Chairman, Discussion on Curb Cuts
- 8:00 pm Master Plan Update
- 8:30pm Other Business  
Mail & Announcements  
Review Minutes from 11/12/19 & 11/26/19
- 9:00 pm Adjournment

**2020 Action Items:**


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Development Agreement to Subdivision Regulations

- Old Mill Estates – Road Compaction Testing

- Revised TCD ordinance

Conditional Use Permit

Review Open Space Developments discussion

Wetlands Ordinance

**Present:** Steve **Bennett**, Acting Chair, Tim **Berry**, Charles **Baker**, Rebecca **Schwarz**, Eric **Will**, Dave **Hall**

**Absent:** Bill **McKinney**, Bill **Johnson**, Chip **Spalding**, Michelle **Riesselman**, Jim **Bird**

**7:00 PM – Voluntary Lot Merger, Jerry Lacson, Map 2 Lots 23-1, 23-2, 23-3**

**Bennett** called the meeting to order and had everyone stand for the Pledge of Allegiance. Mr. and Mrs. Jerry Lacson came before the Board seeking to merge their three parcels at Map 2, Lots 23-1, 23-2 & 23-3. There was conversation regarding the benefit of putting the property in current use. The Voluntary Lot Merger application was filled out and signed. **Berry** motioned to approve the Voluntary Lot Merger on Map 2 Lots 23-1, 23-2 and 23-3, seconded by **Hall**. All in favor, motion passed.

**7:15 PM – Master Plan Update**

The Board reviewed the most recent updates to the Facilities Chapter and Appendix B. There is some debate as to how much of the aggregate expenditure figures of the Town Facilities need to be included. The Board agreed to table this until the January 2020 meeting when we have more of the Board members present.

**7:40 PM – Steve Workman, ZBA Chairman, Discussion on Curb Cuts**

Steve Workman came before the Board seeking information regarding curb cuts. This is in preparation for the ZBA hearing on January 21, 2020. At this hearing, San-Ken Homes, Inc. will be seeking a variance for a proposed subdivision at Tax Map 3 Lot 28. The Board went over questions regarding Section I-305.3 (c) of our Zoning Regulations. This section states that the Planning Board will determine the number of curb cuts to be made on existing roads, with a maximum of three for any open space subdivision. The current conceptual plan shows five curb cuts. Joan will scan and send the latest conceptual plan to Workman.

**8:00 PM – Other Business**

The Board reviewed the minutes from November 12, 2019. **Schwarz** motioned to approve as written seconded by **Berry**. All in favor except **Hall** who abstained, the motion passed.

The Board reviewed the minutes from November 26, 2019. **Berry** motioned to accept the minutes as written seconded by **Baker**. All in favor except **Hall** who abstained, the motion passed.

**8:15 PM**

As there was no further business before the Board, **Schwarz** motioned, seconded by **Hall** to adjourn. All in favor, the motion passed.

Respectfully submitted,  
Joan Cleary