

Monson Planning Board Agenda February 20th 2020

Planning Board Members Present

Billy Beeaker: A
Tim Bueschens: P
James Pullen: P
Aaron Suomi: P
Vacant—

Alternates:

Wayne Hardy: A
Daina Markella: A

AGENDA

1. Call to Order

a. Time: 5:30

2. Welcome

3. Public Comment (15 minutes total)

None

4. Adjustments to the Agenda

J.Pullen moved that that item 7.b be addressed prior to 6. Old Business. Seconded by

T.Buschens, vote 3-0

5. Approve Minutes

a. Motion: **A.Suomi**

b. Second: **T.Buschens**

c. Vote : **3-0**

6. Old Business:

a. Solar Ordinance **Moratorium extended for 120 days, with a draft to be ready by Feb 28th.**

i. Updates

The financial responsibility section was discussed after the PB was advised that it was redundant, particularly with respect to 3rd party inspection during project development, but it was agreed to leave that language in at least until the town attorney had time to look it over. The draft language is being prepared for submission to the town Attorney by next week.

7. New Business:

- a. Seat vacated by J.Pullen
 - i. Possible recommendations were discussed, and the issue will be brought to the Select Board.
- b. Division of Winter Hill Subdivision Lot-3: Kevin Sargent of Sackett and Brake Surveyors representing landowner Chris McLaughlin.

A plan to split lot 3 in the Winter Hill Subdivision into 5- and 10.68 acre lots was presented by Kevin Sargent of Sackett and Brake Surveyors. It was determined, after conferring with legal counsel and the MMA, that under current law, and the town of Monson Subdivision Ordinance, that a lot division within an existing subdivision was legal with planning board approval.

T. Buschens pointed out that the Subdivision ordinance clearly calls for any approved subdivision plans to state whether or not subsequent division of lots would be permitted, which was not done for this subdivision plan.

J.Pullen voiced concern that if lot owners could seek PB approval rather than waiting 5 years between lot divisions as is the case outside of a subdivision, it was theoretically possible that multiple lots in a subdivision could be split and sold rapidly and in sequence creating significant density quickly. He also voiced concern that that scenario would represent a significant burden should the PB be to review and approve multiple, concurrent lot splits. James suggested review of the LUO or Subdivision Ordinances to close that “loophole.”

After further discussion it was motioned by A.Suomi that preliminary approval be given for the division, and and seconded by T.Buschens. The motion was approved 3-0

8. Next Meeting: March 19th
9. Adjourn 6:15
 - a. Motion: J.Pullen
 - b. Second A.Suomi