

Approved Minutes

**Mason Planning Board
16 Darling Hill Road
Mason, NH 03048**

Regular Meeting of 23 February 2000

Members Present: Bruce Mann (c), (m), William Downs (m)
Brian Chatigny (a) , Mark McDonald (g), Pam Lassen (g), Anne Richards (x)

Members absent: Dennis Meehan (m)

Next regular meeting: March 29, 2000

Meeting called to order at 7:35 PM by Chairman

Old Business:

Reviewed major highlights of 1999
Bruce deferred the reading of last month's minutes until next month

Hearings:

99-13 Lot Line Adjustment and Major Subdivision (Continued from last Month) – Mitchell Hill Rd/Mason Rd Map B Lots 11 & 12-2 – Allan and Marsha Foster

Abutters present:

Presentations: Letter from Dave Cook requesting water hole – Allan could not identify location of water hole as suggested by Dave Cook. In a letter of response, Allan Foster has agreed to make the recommended changes (add a water hole) by September 1.

Letter from Curt Dunn – Request is to pave Abbott Hill Rd from Mason line to Mitchell Hill Road and Mitchell Hill road from Abbott Hill intersection to Wilton town line. Note: The second stretch of road does not abut the property. Update: Estimate is \$5000 to remove the trees in order to widen the road to 20 ft (16 ft. Of pavement), plus the pugmill required for paving.

Discussion by board: Update: Board requires water hole addition as a condition of approval. Land owner must resolve issue with Dave Cook.

Summary:

Bruce to work with Southwest to gather data and obtain official procedures for handling road improvements and addition of water hole due to subdivisions. Bruce will formulate a proposal and bring to next meeting.

Bruce will request that Allan bring the plans to the next hearing.

Hearing 99-13 continued next regular meeting at 8PM on March 29th.

**00-01 Informational Hearing Regarding Major Subdivision – Intersection of 123 and Jackson Rd
Map G Lots 55-58 – owner of record Bassett**

Abutters present: Charlie Lanni (representing Conservation Commission)

Presentations: Brad Sargent – Representing buyer who is considering purchasing property at intersection of 123 and Jackson Rd. Wants to subdivide into 17 lots. Wants to keep existing yellow farmhouse. Lots 8, 9, 10, 11, and 12 would be backlot subdivisions accessible by a new road with a cul de sac. Would also keep stone bridge.

They have done some soil tests.

Discussion by board: Distributed standard checklist and forms for application packet. Concern about Jackson road having state certification as a scenic road. Increased traffic on Jackson road may increase erosion on the downhill stretch that pours onto 123.

Suggestion: Build interior road to provide access to all lots east of 123 to avoid improving Jackson road. Could provide a variance to the 1000-ft max road limitation. Recommend blacktop over gravel. Road would have to be maintained by town, which would require the town to accept the road. Improvements would also require a water hole.

Idea: Proposed road that to run east from 123 parallel to Jackson road could be extended northward to intersect Jackson Rd. A loop road could also provide the required frontage. Builder does not currently have sufficient topology information to determine whether such a road is feasible.

Recommendation: Plan to minimize visual impact, especially from Rte. 123. Board could do a site walk to state what does constitute a visual impact.

Recommendation: Hold a hearing with abutters where they could express their concerns and feel part of the consulting process.

Summary:

Bruce to obtain information from town about requirements for the town accepting a road in a major subdivision.

Hearing closed at 11:00