

Approved Minutes

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

Regular Meeting of 29 March 2000

Members Present: Bruce Mann (c), William Downs (m), Dennis Meehan (m), Brian Chatigny (a), Wolfgang Millbrandt (x), Bernie O'Grady (g), Dotsie Millbrandt (g), Mark McDonald (g), Carol Ogilvie(p)

Members absent: Pam Lassen (g)

Next regular meeting: 26 April 2000 7:30 PM

Meeting called to order at 07:40 PM by Chairman

Old Business:

Reviewed the minutes from the meetings of 23 February 2000.

Reviewed the minutes of the Jan 26th meeting, which had been deferred until this meeting.

Action item: Bruce to write a letter to James Hawkins saying that if he does not meet the terms of the subdivision, the subdivision will be revoked.

New Business:

Wolfgang Millbrandt has rotated in as the new ex-officio of the Planning Board.

Bruce Mann will not be present for the next meeting. He asked that Bill Downs chair the meeting in his stead.

Bruce presented a draft of a letter to the Selectmen that asks to revoke the approval of the subdivision by Frank L. Cadwell because the Proposed Wetland Crossings plan as it stands now is significantly different than the approved subdivision and does not comply with certain town planning regulations.

Bruce presented a copy of the Brookline, NH Growth Management Ordinance. The ordinance was enacted in response to a study comparing the number of buildable lots to the population. It controls growth so that the town is not overwhelmed with the number of building permits it issues each year. This is something that might be worthwhile for us to consider for Mason.

Carol discussed the Jaffrey impact ordinance, which requires a fixed fee for each new building permit. The amount was initially somewhere around \$3,000, which their Selectmen later cut in half because they felt that the amount tended to hinder growth.

Between the two ordinances presented, the consensus was that we should review the Jaffrey impact ordinance in the next meeting.

Hearings:

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

Abutters present:

Dennis Meehan (m) - Recused himself from the board for this hearing

Presentations:

The proposed Subdivision Agreement was sent to the subdividers and Board members via electronic mail several days before the meeting.

Mark McDonald discussed a clause that he added to section 4a of the contract to avoid the implication that the Town of Mason would assume the obligation to upgrade the road through the subdivision process.

Allan Foster presented:

1. The plat modifications, which proposed location the layout of the water hole.
2. The cost of upgrading a section of Abbot Hill Road and Mitchell Hill Road (both Class V roads) to pavement (documented in a separate handout that Allan gave to the board).

The Board reviewed the proposed subdivision agreement and proposed the following changes:

- Change the date at the top of the agreement to March 29th, 2000
- Change the name at the top of the agreement to Marsha L. Foster, Trustee
- Plat titled "Lot Line Adjust and Subdivision Plat" dated Dec. 6, 1999
- Bill proposed that the WHEREAS clause be modified to state the larger lot, tax map B, lot 11 (proposed 11-1 and 11-3).
- Bruce requested that we strike the tax map and lot citation from the end of Section 2b.
- Bruce requested that Section 4b be amended to include a time limit of 365 days for the subdivider to complete the construction of the fire pond. Bruce expressed some concern that building might begin on the subdivision before an adequate fire pond is in place.
- Bruce requested that the time limit in Section 5b2 be filled in as 3 years (every 6 year term should be changed to 3 years) per Section 4.05 of the Town Ordinance, which states that the maximum time limit is 3 years for improvements in which a bond is required.
- Bruce requested that the amount of the bond in Section 5A2 be filled in as \$3,500.
- The Board discussed the proposed impact fee of \$5,000. Allan Foster offered \$4,000, which the Board accepted. The \$4,000 figure should be reflected in Section 5A1.
- Bruce requested that the words "upgrading" and "improved" as used with respect to the changes in the road should be changed to "paving".
- Form of payment (everywhere) should be amended as follows: Two joint account passbooks, one for each amount listed above, each in the names "Town of Mason, New Hampshire" and "Marsha L. Foster, Trustee".

Conditions of Approval:

- Marsha L. Foster will sign the Mason Planning Board Subdivision Agreement with the above amendments applied.
- Marsha L. Foster, Trustee agrees to file with the Registry of Deeds an easement benefiting the Town of Mason for access and maintenance for the lot containing the fire pond as referenced on the plat.
- Marsha L. Foster is to supply two passbooks to the town, one for each amount and in the names stated above.

Discussion by board:

- Marsha Foster asked whether a letter of credit would be an acceptable form of payment. Bruce stated that the Town cannot draw on a letter of credit.
- Bill proposed that the Board accept the plat with the proposed conditions for approval.
- Bruce seconded the motion.

- The motion carried unanimously.

Hearing closed at 11:00