

Approved Minutes

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

Regular Meeting of 30 August 2000

Members Present: William Downs (m), Dennis Meehan (m), Brian Chatigny (m), Carol Ogilvie (s), Mark McDonald (a), Wolfgang Millbrandt (x), Dotsie Millbrandt (g),

Members absent: Bruce Mann (c)

Next regular meeting: September 27, 2000

Meeting called to order at 7:30 by Brian Chatigny, acting Chairman

**Old Business:**

Reviewed July 2000 meeting minutes.

The minutes (approved or not) have to be available for public review within 144 hours.

**New Business**

Mary McDonald, Chairperson of the Mason ZBA, said the Selectmen issued a letter to Deborah Cleveland of Valley road regarding a home business. Following a subsequent meeting between Deborah Cleveland and the Selectmen, the Selectmen issued a letter to Ms. Cleveland saying that she would be permitted to sell her current inventory of grain but not increase her inventory until a joint meeting is held between the Planning Board and the Zoning Board.

Action Item: The Planning Board will notify Deborah Cleveland that she must undergo a site plan review.

**Hearings:**

**00-07 7:45 Lot Line Adjustment – Lots K32-1 (Owner Deborah Cleveland) and K32-2 (David O’Hara – surveyor and joint owner, Diane Knisely, joint owner)**

**Abutters present:**

Linda Kelley and Nick Grugnele

**Presentations:**

Carol Ogilvie reviewed the checklist. Deborah Cleveland proposes to reduce her acreage on her K32-2 lot by two acres on the K32-1 lot boundary, with those acres becoming part of the K32-1 lot.

**Discussion by Board**

Both parcels are in current use. Both lots are subject to the current use conversion penalty.

The Board approved the application unanimously.

**Fees**

Carol collected checks for: application fee: \$158 application, update fee: \$25 per lot = \$50, registry filing fee of \$24.

**00-06 8:35 PM – Continuation of hearing on Minor Subdivision Application Submission – for Main Street Realty Trust (Faye Friedrich, Trustee) – Randy Haight, Meridian Land Services – Campbell Mill Road - Lot H50**

**Discussion by board:**

The Board reviewed the 200-foot restriction for driveways. The standard for demonstrating a buildable lot includes demonstrating that a house could be built on the lot in such a way that the driveway does not exceed 200 feet from the frontage, regardless of whether the builders later decide to build further in. In this case, the proposed H-50-1 lot has wetland frontage that requires a (bypass) driveway greater than 200 feet in length.

The Board voted 4-0 to disapprove a waiver for the driveway on lot H-50-1.

Brian motioned to continue the hearing and the motion carried unanimously.

**Informational Hearing: Lot Line Adjustment D-18 and D-22 – John Sweeney, owner, Peter LeCount, owner, and Randy Haight, Surveyor.**

**Abutters present:**

**Presentations:**

Carol reviewed the checklist. The proposal is to extend lot D-18 to 14.4 acres and decrease lot D-22 to 4.6 acres.

The hearing for this lot line adjustment will be on September 27<sup>th</sup>.

**Discussion by board:**

**Dennis Fitzgerald**

Has a lot in the GRAF district that is less than 6 acres and wants to subdivide into two lots, one that is 2.89 acres and one that is 3 acres. The board stated that the lot that is less than 3 acres would not be valid if such an application were submitted.

**Meeting closed at 9:40 PM**