

Approved Minutes

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

Regular Meeting of 27 September 2000

Members Present: Bruce Mann (c), William Downs (m), Brian Chatigny (m), Carol Ogilvie (s), Mark McDonald (a), Wolfgang Millbrandt (x), Dotsie Millbrandt (a),

Members absent: Dennis Meehan (m),

Next regular meeting: October 25, 2000

Meeting called to order at 7:40 PM by Bruce Mann, Chairman

Old Business:

Reviewed August 2000 meeting minutes.

Bruce will be doing a site walkthrough at the Hawkins subdivision. The Planning Board is holding a passbook pending required improvements, which will be verified at the walkthrough.

New Business

Carol brought in and presented a copy of the Jaffrey Impact Fee ordinance. The fee is distributed to several funds (fire, roads, etc), based on the square footage

An abutter to the Fletcher Granite Company is questioning the perceived change in hours at the quarry and would like to see what options are available.

Dotsie, Brian, and Mark will all be attending the Municipal Law Lecture Series at Conant High School in Jaffrey on October 18th and November 11th from 7-9PM. They'll meet at the Mann House at 6:15 PM on those days to carpool to the events.

Hearings:

00-06 8:00 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

Abutters Present: Kevin Keenan

Presentations:

Randy Haight presented changes to the plat for lot H-50-1. Randy agreed with the Board that the driveway shall be constructed where the easement is shown on the plat.

Discussion by board: As a condition of approval, the applicant agrees to pay a reasonable cost for the replacement of the culvert referred to by Note 9, at the discretion of the Town. Additionally, the Board requests that the plat show a 35' setback from the easement line. The plat should also clearly state the purpose of the easement on Lot H-50, benefiting H-50-1, for the purpose of providing driveway access to the residence at H-50-1.

The Board voted unanimously (6-0) to conditionally approve the subdivision, subject to the conditions above.

Fees: \$416 – check presented by Randy Haight, Meridian Land Services

00-08 8:15 PM - Hearing: Lot Line Adjustment D-18 and D-22 – John Sweeny and Cindy Sweeny (D-22 and D-29), owner, Peter LeCount, owner, and Randy Haight, Surveyor.

The proposal is to extend lot D-18 to 14.1 acres and decrease lot D-22 to 5.2 acres.

Abutters present: Daryl Scott (D-23)

Presentations:

Discussion by board: Bruce reviewed the checklist with the Board. Neither lot is in current use. The Board requested that the plat state that neither Lot D-18 nor Lot D-22 is in current use. The Board conditionally approved the application, subject to this condition.

Fees: \$200

00-09 8:55 PM Application for two-lot subdivision – Lot B-2 (Owner Kenneth Grant)

Abutters present:

Wolfgang and Dotsie Millbrandt

Presentations:

Randy Haight presented the plat, which divides lot B-2 into two lots: B-2 (38.4 acres) and B-2-1 (5.034 acres).

Discussion by Board

Bruce reviewed the checklist. The Board requests that the plat include a snowplow turnaround, which currently exists just south of the proposed driveway. Additionally, the proposed driveway should be shown more distinctly. The Board is not aware of what the right of way is on the plan – Mr. Haight says he carried the right of way forward from the town plot map.

The board voted to continue the hearing at 7:45 PM on October 25th.

Proposed Fees: \$337

Meeting closed at 9:40 PM