

Unapproved Minutes

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

Regular Meeting of 25 October 2000

Members Present: Bruce Mann (c), Dennis Meehan (m), Mark McDonald (a), Wolfgang Millbrandt (x), Dotsie Millbrandt (a), William Downs (m) – presented from second hearing onward

Members absent: Brian Chatigny (m), Carol Ogilvie (s),

Next regular meeting: November 29, 2000

Meeting called to order at 7:30 PM by Bruce Mann, Chairman

Old Business:

Reviewed September 2000 meeting minutes.

The Planning Board will be returning the passbook for the Hawkins subdivision tomorrow (Thursday, October 26th, 2000).

Bruce Mann approved the conditions for the Main Street Realty Trust subdivision (00-06).

New Business

Dotsie, Brian, and Mark will all be attending the Municipal Law Lecture Series at Conant High School in Jaffrey on 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:

00-09 8:00 PM Continuation of application for two-lot subdivision – Lot B-2 (Owner Kenneth Grant)

Abutters present:

Wolfgang and Dotsie Millbrandt

Presentations:

Randy Haight presented changes to the plat, which divides lot B-2 into two lots: B-2 (38.3 acres) and B-2-1 (5.130 acres). Note: the lot size was modified slightly from Randy's last presentation.

Discussion by Board

Bruce reviewed the pending items for conditional approval. Note: The Board is still not aware of the status of the right of way – Mr. Haight says he carried the right of way forward from the town plot map. The Board is concerned about the word “proposed” for the turnaround.

The board voted to approve Revision A of the plan (dated 10/24) as presented with the requirement that the applicant (Mr. Grant) file at the Hillsborough County Registry of Deeds an easement deed for the snowplow turnaround as shown on the plat and referenced in Note 9.

Fees: \$337 (Collected by Bruce Mann)

00-10 8:30 PM Site Plan Review for a Retail Store– Lot K 49-1 (Owner Deborah Cleveland, Trisha Godfrey, Walter Kampu)

Abutters present: None

Presentations: Trisha Godfrey presented a diagram of the site. The lot has parking on the south side of the driveway. The applicant has talked to the town fire chief and has worked out a method for the fire department to use the pond on the property as a fire pond as necessary.

Applicants presented that the driveway width is 42 feet. The acreage of lot K49-1 is 7.54 and the acreage of lot K32-1 is 10.778. The combined lots total acreage is 18.318. 15.9 acres are in current use.

The applicants state that trucks coming on 123 and entering the driveway can clear any other cars parked in spaces closest to the road without having to stop in the road. Applicants further state that trucks making deliveries will not need to back up to the barn, using the state road as the starting point for the backup.

There are no wetlands on the lot where the proposed store is located.

Applicants state that they will not have any equipment to prepare food at the store.

Applicant agrees to return the Planning Board for discussion and agreement in the event that a resident of the town files a complaint with the Planning Board regarding the business.

Applicants state that there is no septic system on the lot containing the proposed store. The lot does contain a well behind the northeast corner of the barn.

Discussion by Board: The Board reviewed the new Site Plan Review checklist that Carol Ogilvie created. The Board determined that current use land is involved. The Board would like to determine the amount of the lot that is being converted from current use.

Cola and other vending machines are prohibited at the store.

The Zoning Board of Adjustments has stated the allowed hours of operation. Therefore, a change in hours of operation would not require the applicants to appear again before the Planning Board.

The Board determined that the change in use for the lot containing the proposed store is 2 acres or less.

The Board stated that any addition of a septic system to the property containing the proposed store would constitute a change of use that would have to be reviewed by the Planning Board.

The Planning Board requests that the applicant submit a scaled sketch of the property as a condition of approval. The sketch should include wording that the current use is 12+ acres.

The Board stated that abutter notification (and return receipts prior to this hearing) is a condition of approval.

The Board voted 5-0 (with one member abstaining) that the plan is complete.

The Board voted 6-0 to conditionally approve the application, subject to the two conditions stated above.

Fees: Collected by Carol Ogilvie

00-06 10:10 PM – Informational Hearing – Questions About Quarry Operation - Dr. Chris Guiry (566 Mitchell Hill Rd)

Presentations: Dr. Guiry, who lives within 1200 ft. of the Fletcher Granite Quarry and has been a land abutter since 1986 (6 of those years as a resident abutter), has noticed and is concerned about a considerable increase in hours of operation to 24 hours a day. The main effect to the quality of life is the noise level. In particular, the Quarry ran a generator to pump water 24 hours a day.

Dr. Guiry would like to know whether there is a noise control or pollution (silicon aerosol) control standard that governs the Quarry's operation. Dr. Guiry is also concerned about the health effects of particulate matter that gathers on the outside of window sills on his home.

Dr. Guiry believes that during the transition between owners, the Quarry was not in operation for over one year. He also read from the last state permit granted to the Quarry (in 1980). From that wording, Dr. Guiry pointed out that the land has undergone significant change since the permit was granted.

Discussion by Board: The Board discussed whether there is a significant change of use that would trigger a site plan review.

Bruce suggested that Dr. Guiry direct his concerns to the Selectmen so that, as the executive branch of our town government, they can request that the Planning Board invite the Quarry owners in to review their operating procedures.

Meeting closed at 11:10 PM