

Approved June 27, 2001

May 30, 2001                      Mason Planning Board

In attendance:                      Bruce Mann, Wolf Millbrandt, Dr. Chris Guiry, Dotsie Millbrandt (chair),  
Carol Ogilvie, Bill Downs, Mark McDonald

Absent:                                      None

Call to order:                              7:45 pm

Next Regular Meeting:    June 27th @ 7:30PM

Old Business:

- Dotsie and Mark to see Town Clerk to swear in as members
- B. Mann renewed his term

Hearings so far this year:

01-01 Gavin(s)

01-02 Mohevan(I)

01-03 Smith (I)

01-04 Ruoff (L)

01-05 Fitzgerald (L, S) - Tonight

New Business:

7:45    Reviewed Site Plan ordinance and discussed what kinds of changes made to a property would necessitate a new site plan hearing.

01-03 @ 8:00pm                      Randy Haight, Meridian Land Services presenting: Continuation of Major Subd. Lots K-49-4, owners William & Diane Smith

- Randy Haight submitted a plan for drainage on north side of K-49-4
- Motion made by Dotsie to approve the lot line adjustment carried unanimously
- Motion made by Dotsie to conditionally approve the major subdivision of lot K-49-4 into lots K-49-4, K-49-6, and K49-7 carried unanimously. The conditions for approval are:
  - Fees must be paid
  - Plat may not be filed until the conditions are met
  - Granite post at road frontage boundary
  - Conditions must be met in 12 months
  - The Road Agent or his representative must approve the roadside drainage field work
  - Closed hearing @8:30PM

01-05 @ 8:40pm                      David O'Hara for David O'Hara and Associates presenting for owners Mark Nadeau and Dennis Fitzgerald - Lot Line Adjustment of Lot F-52/F-47 and two lot subdivision of Lot F-52

- Abutters present: Dana Paul, Jim and Joan Losee, Jeff and Becky Partridge
- Lot F-47 is to convey 8,542 SF to Lot F-52
- After the lot line adjustment, Lot F-52 is to be subdivided into two lots: F-52 and F-52-1
- Presenter submitted letter of authorization from Dennis and Patricia Fitzgerald for David M. O'Hara and Assoc. to act as their agent in this matter

- Presenter submitted letter from road agent David Cook regarding proposed driveway
- Missing or incorrect items on the plat:
  - Town of Mason in title at top
  - secretary should be omitted from the signature lines in the Planning Board approval block
  - Need permanent stone markers at the intersection of the lots and the town road
  - Driveway cut on Lot 52
  - Note stating that Lot 47 is in current use, note to set rebar on the boundary between Lot 47 and Lot 52 (Southeast corner)
- Presenter submitted a check in the amount of \$344 as payment in full
- Suggestion from PB - Run the F-52/F-52-1 lot line from along the stone wall starting at the road frontage and continuing back as far as feasible, with the difference in land made up a a jog (or "box") in the back of the property, similar to what is in the plat for the Southeast corner in the plat.
- Dotsie's motion to continue the hearing next month carried unanimously

9:45 PM            Bob Dillberger - Would like to see what is involved in making the noise ordinance more specific.

Adjourned:        B. Mann make motion to adjourn meeting 10:25 pm