

Approved

September 17, 2001 Mason Planning Board

In attendance: Bruce Mann, Wolf Millbrandt, Dotsie Millbrandt (chair),
Carol Ogilvie (SWRPC)

Absent: Chris Guiry, Mark McDonald, Pam Lassen, Bill Downs

Call to order: 9:30 pm

New Business:

01-08 Victor Tweedy auto storage site plan review.
Hearing continued from August 22, 2001.

Present: Mr. Tweedy, Attorney Matthew W. Glavey

This hearing directly follows a ZBA hearing on the request by Mr. Victor Tweedy for a variance on a lot that has received a special exception for use as an automobile storage lot.

Abutters John Burroughs and Elaine Ledger question whether specific stipulations will be made, and if so, how will they be enforced. PB will specify stipulations. People will have to contact local enforcement agency if they have complaints about compliance.

Bruce wants this statement recorded in the minutes: I interpret the special exception and possible variance to be made in the context of the unique environment surrounding the lot within the GRAF zone.

PB is asking for the following additional information:

- A full survey of the property by the applicant , including:
 - Existing buildings, building setbacks, septic setbacks
 - Existing and proposed well(s) and septic systems
 - Pins at back boundaries, granite bounds at highway boundaries
 - Existing 75 x 75 cleared area and driveway
- Proposed site plan, can overlay survey, to include:
 - Proposed storage area and driveway
 - Buffer trees. Bruce volunteers to provide trees, applicant to plant them.
 - Turnaround (~30 ft) for specific size of car trailer
 - Proposed shed, if less than 200 sq. ft, is exempt from setback restrictions but should be shown on plan
 - Environmental engineering study to study potential pollution including questions about siting the septic system under the parking area, runoff direction and contents, possible contamination of watercourses or wells, snow storage, effect of plowing and wear on the quinn pack and its longevity, depth of quinn pack.
- Applicant agrees to the following stipulations:
 - 30 car maximum
 - 4 employee maximum in addition to applicant
 - Car carrier size is limited to a 3-car carrier
 - Hours of operation 6am to 10pm weekdays, 8am to 10pm weekends
 - Applicant will review hours of operation if there are problems

- Applicant is aware that his method of operation is being held to a more stringent noise standard than other town residents, as property is undersized
- No vehicles parked on state highway
- Building setback lines to be auto storage and driveway setback lines
- Abutter Ledger wants a stockade fence to block view from her house. 6-foot tall panels placed at boundary. 40 feet in length unless Ms. Ledger agrees that less is sufficient.

Hearing continued to Monday, October 15, immediately following ZBA hearing.

Adjourn: B. Mann makes motion to adjourn at 11:10pm.