

Approved

September 26, 2001      Mason Planning Board

In attendance:              Wolfgang Millbrandt, Dr. Chris Guiry (alt), Dotsie Millbrandt (chair),  
Carol Ogilvie (SWRPC), Bruce Mann, Bill Downs, Pam Lassen (alt)

Absent:                      Mark McDonald

Call to order:              7:50 pm

Next Regular Meeting:    October 31st @ 7:30PM

Old Business:              Reviewed and corrected meeting minutes -  
August 22, 2001  
August 29, 2001  
September 17, 2001

Hearings so far this year:

- 01-01 Gavin(Sb)
- 01-02 Moheban(I, Sb)
- 01-03 Smith (L,Sb)
- 01-04 Ruoff (L)
- 01-05 Fitzgerald (L,Sb)
- 01-06 Davieaux (St)
- 01-07 Ruoff (Sb)
- 01-08 Tweedy (I, St)

New Business:

01-02                      Jones Crossings Estates Subdivision  
Application presented by Matt Peterson, representing Steve Moheban.  
Present:                  Mr. Moheban  
Abutters:                Marsha Foster, Alan Foster, Chris Guiry, Clarence Farwell  
Others:                  Bob Larochelle, representing Conservation Commission

Chris Guiry recuses himself from voting, as he is an abutter to the property.

Presentation and discussion:

- 3000' frontage on 413 acres in Milford and Mason.
- 11 lot subdivision, 3 acres to 13 acres, remaining area 211 acres.
- Full survey completed.
- Topo done in May of this year.
- Shire Environmental reviewed wetlands.
- Test pits done.
- HISS mapping done.
- Cul de sac grade is 6% to 3%, required by subdivision regs to be paved.
- Front, rear set backs done.
- 500' cul de sac, meets loop requirement.
- 300' driveway off cul de sac.
- Bruce recommends a site walk, October 27th @ 10:00am.

- Lots are 250' by ~2300'.
- Bruce asks if layout could have less 'bowling alley' lots.
- Remaining 211 acres wraps around back of front 10 lots.
- Milford town boundary is the back bound of the subdivision.
- Mr. Moheban also has 500 acres abutting subdivision.
- Mr. Moheban states that he's considering establishing a conservation area.
- Frontage of large remaining lot is 250'.
- Milford requires open space reserved in large subdivisions, Mason does not.
- There is a road that runs left of the large lot through to Mile Slip Road in Milford, that went back to the old Boynton place. Not currently a Class VI road. Alan Foster mentions that Thurston did some research. There is an 1890 map that shows this to be a dotted-line road that went to the old Boynton place. It was not a through road.
- Bob, representing the Conservation Committee, expresses concern that the large parcel could be further developed. The questionable road should be called out as a deeded easement to conservation area.
- Mr. Moheban agreed to fix the 'nub' in the section of road in front of the Foster's. The Road Agent would consult and approve. His engineer will design the road improvements.

#### CHECKLIST REVIEW :

- Engineer's seal on cover sheet.
- We need major subdivision reports from Highway, Fire, Police, Conservation.
- The block for the Secretary to sign off on the plat must be removed.
- Entire parcel is in current use, needs to be added to note.
- Culverts need to be moved to sheet 8 for Mitchell Road.
- Town might require easements for the culvert slope and drainage.
- Dimensions of public roads.
- Add proposed driveways.
- Matt will change scale of contour elevation numbers.
- Matt will add pond detail.
- Need clarification of old road to Boynton place, B15-1.
- Sheet 14 will be filed for the high intesity soil survey.
- Concern that there could be contamination due to dumping.
- Add Chris Guiry's well and spectic.
- Septic set back lines need to be added.
- Test pit information was submitted to Carol.
- Board will review septic, test pit, waste disposal, water supply information at next meeting.
- Need to locate all abutters.
- Board will review subdivision grading.
- Waive flood plain area survey plans.
- Discussion of impact on school systems.
- Vote to accept application as is. Hearing will continued at 8pm on October 31st.

Meeting adjorned at 11:00pm.