

Approved

October 15, 2001 Mason Planning Board

In attendance: Mark McDonald, Wolf Millbrandt, Dotsie Millbrandt (chair),
Carol Ogilvie (SWRPC)

Absent: Chris Guiry (alt), Bruce Mann, Pam Lassen (alt), Bill Downs

Call to order: 9:00 pm

New Business:

01-08 Victor Tweedy Auto Storage site plan review.
Hearing directly follows ZBA variance hearing on same proposal.
Site plan hearing continued from September 17, 2001.

Present: Mr. Tweedy, Attorney Matthew W. Glavey
Abutters present: John Burroughs, Anne Burroughs, Elaine Ledger
Others: Liz Fletcher is representing the Conservation Commission.

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

Land survey is not yet available. Proposed site plan overlay requires the land survey.

An environmental engineering study was requested, as follows:

- Environmental engineering study of 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.

This study was performed. The results were presented by Steve Brackett of Brackett GeoSciences earlier this evening at the ZBA variance hearing on the Tweedy Auto Storage property. Specific recommendations include:

- Limiting the age of the cars stored. Newer cars are less likely to leak.
- Grading the parking area to direct runoff into a bermed storm catchbasin, an oil/water separator.
- Raising the current level of the storm catchbasin.
- Paving the parking area to prevent soil contamination. If quinn pack is used instead of pavement, soil will have to be removed if there is contamination.

Questions addressed to Mr. Brackett included:

- What about placement of future septic tank under the parking area? Doable, but it may be difficult to get state DES approval.
- Snow removal. To keep snow containing oil or gasoline drips from contaminating the area, the snow must be stored within the parking area, or removed from site. If not paved, snow should be removed from the site.
- Will leaves fall on storm drainage system? Yes. Screen on top will reduce maintenance.

PB discussion recommends:

- No cars over 7 years old.
- Need topographic contours for the parking area and storm drainage area to correctly design it.
- Also need to know what diameter storm drainage pipe is required. Size of storm water retention area. Size of area where outflow goes after it leaves the oil/water separator.
- Mr. Tweedy must test his well annually.
- Plowed snow will be stored within the 75 x 75 parking area, where melt can be directed into the catchbasin and/or, if not paved, absorbed by the quinn pack.
- Mr. Tweedy is advised to have his and his neighbor's wells examined to determine their current state.
- Board needs to address the procedure for testing for compliance: who is responsible, how often to test, what does test consist of, what are the criteria.

Mr. Tweedy should incorporate the engineering study into his site proposal.

Hearing continued to Monday, November 19th, immediately following ZBA hearing.

Adjourn: Mark McDonald makes motion to adjourn at 10:00 pm.