

Approved

October 31, 2001          Mason Planning Board

In attendance:          Bill Downs, Wolf Millbrandt (ex-o), Dr. Chris Guiry (alt),  
Dotsie Millbrandt (chair), Mark McDonald, Bill Downs, Pam Lassen (alt)

Absent:                  Carol Ogilvie (SWRPC), Bruce Mann

Call to order:          7:45 pm

Next Regular Meeting:   November 28th @ 7:30PM

Old Business:          Reviewed and approved minutes of September 26th (with edits) and  
October 15th (with one edit).

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:

Dotsie is preparing the budget.

Master Plan Update - We have had two general meetings, one on September 29th and one on October 13th. The next meeting date is November 10th at 10AM. The topic will be to gather concerns of committees that are meeting and to present the results of the 1996 Master Plan survey in which approximately 110 responses were received.

01-02                  Jones Crossing Estates Subdivision  
                             Matt Peterson of Keach Nordstrom Associates, representing Steve Moheban.  
Present:                Mr. Moheban  
Abutters:              Marsha Foster, Alan Foster, Chris Guiry  
Others:                 Bob Larochelle and Liz Fletcher, representing Conservation Commission

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

Presentation and discussion:

- Mr. Peterson states that the dotted line on the 1890 map was a driveway. The plat now shows a book and page number that shows the dotted line as a driveway.
- Mr. Peterson presented an engineering proposal to remove the 'nub' from the northern part of Mitchell Hill Road near the Foster's property.
  - Mr. Peterson states that the current K value is 13.80 and the target K value for a peak is 30. The higher the K value, the more gradual the slope going in and the more gradual

- the slope going out. The goal is for people travelling in opposite directions at the crest of the hill to be able to see each other in time to react.
- Bill Downs expressed a concern that we will still be having a road surface with a slope greater than 10%.
  - Discussion about the impact to stone walls as result of grading the road to fix the slope.
  - It was agreed that Mr. Peterson, the Mason Road Agent Dave Cook, and the Town Engineer should review the design.
- Lots are changed from last time. Question about the amount or proportion of wetland in Lot 10.
  - Dotsie asks whether the two vertical "bowling alley" lots to the left of the cul de sac could be laid out horizontally to reduce the bowling alley effect.
  - Mr. Peterson was informed that the septic setback lines apply to the front of the property, bordered by the town road, as well as to the side and back boundaries.
  - Mr. Moheban will have a hearing before Milford Planning Board on Nov 20th for the 500 acres on his Milford parcel that abuts this Mason property. The open space area of the Milford lots would be land that abuts the Mason boundary.
  - Discussion about land that abuts the Mason boundary being given over to conservation. Liz Fletcher says that a conservation easement is just as good as town-owned conservation land. The key here is to protect a very important piece of that the provides a significant wildlife habitat. Mr. Peterson was assuming that the land, now in current use, had to all be taken out of current use and that the lot owners would re-add their open space to current use.

Dotsie's motion to continue the hearing until November 28 at 8:00 pm was seconded by Mark and approved by voting members of the board.

Meeting adjourned at 9:20 pm.