

Approved

November 28, 2001 Mason Planning Board

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

Absent: None

Call to order: 7:41 pm

Next Regular Meeting: Wednesday, January 2, 2002, @ 7:30PM

Old Business: Reviewed and approved minutes of October 31th (two edits) and
November 19 (no edits).

Joint ZBA/PB meeting December 18th. The hearing will start at 7:30PM.
Bruce Mann has the trees for the Tweedy subdivision.

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 Davieau (St)
- 01-07 Ruoff (Sb)
- 01-08 Tweedy (I, St)

New Business:

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

Hearing continued from October 31.

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

- Mr. Peterson raised the issue of wording for septic setbacks described general Provisions Article 4G, which does not specifically mention the _road_ as a boundary - just adjacent property.
 - Ms. Millbrandt stated that Mitchell Road is a town road and therefore constitutes a boundary with adjacent property.
 - Mr. Downs cited a reference in the Subdivision Regulations, Section 5.07C #5, requiring a 75-foot road setback setback for drainage areas that are downhill from the proposed system. Mr. Downs also cited Section 5.07D #6.

- Mr. Mann pointed out that the house lot must also be planned in such a way that the driveway does not exceed 200 feet in length.
- Ms. Millbrandt reviewed a letter from Dave Cook regarding Fire Department requirements. Requirements are:
 - 1) A second means of access for fire equipment into the proposed house lots
 - 2) A water hole with a dry hydrant with a minimum of 50,000 gallons of usable water.
- Ms. Millbrandt reviewed a letter from Dave Cook regarding Highway Department requirements. The letter contains the following points:
 - 1) Widen, improve, and pave Mitchell Hill Road from Abbot Hill Road to the turnaround near the Guirys' driveway. (Board opinion favors widening, but not paving.)
 - 2) Concerned about one-way access to house lots (no turnaround). Would like second access point to Mitchell Hill Road.
 - 3) Hammerhead turnaround on Jones Crossing. Board suggests a presentation from Mr. Cook on
 - 4) Would like to discourage short interior dead-end roads.
 - 5) Roadwork should be done when temperatures are above freezing.
- Applicants agreed to a 60-day extension for their application.

Dotsie's motion to continue his hearing until January 2nd carried unanimously.
Meeting adjourned at 9:24 pm.