

January 2, 2002

In attendance: Bruce Mann, Bill Downs, Wolf Millbrandt (ex-o),,
Dotsie Millbrandt (chair),
Carol Ogilvie & Bonnie Brunner (SWRPC)

Absent: Dr. Chris Guiry (alt), Mark McDonald, Pam Lassen (alt)

Call to order: 7:44 pm

Old Business:

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)

November 28th, 2001 minutes were reviewed and approved.

December 18th, 2001 minutes were reviewed and approved.

New Business:

02-01 Barrett Hill Road lot line adjustment hearing opened at 8:00pm
Richard Drew of Richard P. Drew LLC., presenting for Rakebrandt & LeClair
Present: Ralph LeClair, Matt LeClair, Sandy LeClair

- Section of existing property on Map J, Lot 42 is moving onto lot 43
- Check list was reviewed, following was requested by MPB
 - remove secretary's signature line from plat
 - correct the spelling of Rakebrandt on plat (several locations)
 - change signature block to reflect the date of 2002
 - all fees must be paid
 - Note: MPB agreed to waive #4 (complete survey) of check list
waive #18 (topo lines)
waive #22 (septic setback lines)
- MPB chair made motion, 2nd Mann, to accept plat as complete ... approved
- MPB chair made motion, 2nd Mann, to conditionally approve upon corrections ... approved

Hearing closed 8:30pm.

01-02 Jones Crossing Estates Subdivision, Opened at 8:33pm
Matt Peterson of Keach Nordstrom Associates (KNA),
representing Steve Moheban.

Present: Mr. Moheban

Abutters: None present
Others: Liz Fletcher, representing Conservation Commission

Hearing continued from November 28, 2001.

Discussion:

- After set backs were incorporated, number of lots reduced from 11 to 10
- MPB has requested KNA to contact Town eng. Roger Parsons to review road, including drainage/easements design and respond in a letter
- MPB requests that page #2 of plan be filed with 3-8 at HCRD, all properly stamped by engineers
- KNA requests copies of fire & highway correspondence w/MPB
- Bonnie (from Southwest) & Ms. Millbrant to review the plat package for check list items
- KNA to work with Mason Road Agent (D. Cook) to resolve fire pond issue
- KNA anticipates relocating septic area on lot#7
- MPB requests that Jones Crossing Rd. be paved, Mr. Moheban agreed to have paved
- KNA to review the road improvement design for the existing curve/hump concern with Town eng. MPB expressed a concern to address the line of sight issues.
- Drainage easements from abutters to be addressed on plat as needed
- MPB requests that the pavement extend through the curve/hump improvement to straight section (approx. station #300)

Chair made motion, 2nd Mann, to continue hearing to 1/30/02

Hearing closed 9:50pm

02-02 Informational hearing, Gene Dancause and Rebecca Johnson
Requested information about dividing Map L, Lot#25
Opened 9:55pm

- MPB informed Mr. Dancause that what he is requesting would be considered a minor subdivision

Hearing closed 10:18pm

Adjourn: B. Mann made motion to adjourn at 10:20pm. Seconded and Approved.

Unapproved

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

