

Unapproved

February 27, 2002 Mason Planning Board

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

Absent: None

Call to order: 7:44 pm

Next Meeting: March 27th at 7:30PM

Old Business:

Hearings so far this year:
01-02 Moheban (I, Sb)
01-08 Tweedy (I, St)
02-01 Barrett Hil
02-02 Dancause (I)
02-03 Bingham (Sb)

Minutes reviewed: Jan 2, 2002. Approved as corrected.
Jan 30, 2002. Approved.

New Business:

01-08 VictorTweedy Auto Storage site plan review.
Site plan hearing continued from January 30, 2002.

Present: None
Abutters present: None

Mr. Tweedy requested a continuation. MPB chair made motion to continue the hearing until March 27, 2002. Seconded, B. Mann. Approved.

01-02 Jones Crossing Estates Subdivision
Matt Peterson of Keach Nordstrom Associates (KNA),
representing Steve Moheban.
Present: Steven Moheban
Abutters present: Chris Guiry, Marsha Foster, Alan Foster
Others: Bob Larochelle, representing Conservation Commission

Mr. Peterson presented a packet and revised plat to address comments from the last review.

Regarding the 9 points on the first page (a letter to the Mason Planning Board from Keach-Nordstrom).

Question from Bruce: Do we have a regulation against parking along such roads, especially in hammerhead turnarounds? If cars are parked in the turnaround during the Winter, snowplows won't be able to clear. At all times, cars parked in the turnaround will block fire engines from

turning around. There may be such a regulation in place for parking on the road in front of Parker's.

Engineer says that sight distance of 140 ft. is safe at 20-25 MPH. The Town Engineer recommended a distance of 200 ft. The Board recommends adding additional postings for the 15MPH speed limit.

Dave Cook would like to see a 30,000 gallon tank instead of the 15K tank that is proposed on the plat. At a pump rate of 1,000 gallons per minute, the larger tank would last 30 minutes. Mr. Peterson will resolve water requirements with Dave Cook.

Owner states that designated open space will be a minimum of 15% of the size of the subdivision (15% X 400+ acres is approx. 60 acres). Mr. Peterson will add a note to the plat saying that 60 acres of open space will be taken from Lot 1 to satisfy the 15% requirement.

The Board would like the plat to show an easement for the water tank.

Lot B-15-9 on the South side has extra frontage that could have been used to extend the frontage on B-15-8.

Dotsie makes a motion to grant conditional approval to this application. Seconded.

Conditions for approval:

- The Board would like to get the safe-sight speed limit for 140 ft. in writing from the Town Engineer, Roger Parsons
- Resolve fire pond / cistern size issue with Chief Cook
- Revise the plat to show an easement for the fire pond / cistern
- Revise the plat to show the conservation easement of a minimum 60 acres of contiguous land Lot 1
- Submit a topo-free version of the Plat for filing purposes, to become Sheet 14a

Motion carries unanimously.

02-03 Bingham Family Trust - Two-lot subdivision on Starch Mill Road
Present: Randy Haight, presenting for David Bingham. Tom Bingham.
Abutters present: Don and Marina McIntosh
Others:

Board discussion around whether to require a proposed house site. A sampling of two other plats seems to show that we do not traditionally require demonstration of a house site. Regulations refer to "building site". General agreement that the plat does not have to include a proposed house. The plat does have to demonstrate a suitable location for a septic system, but the landowner can actually build that system in another suitable location.

Applicant should verify whether "Ellen" McCaffrey is actually "Eileen" McCaffrey.

Applicant presented a check in the amount of \$387.

Dotsie motioned to grant conditional approval pending verification of the abutter McCaffrey's first name. Vote is 3 to 2.

Adjourn: Ms. Millbrandt made motion to adjourn at 11:15PM. Seconded by B. Mann. Approved. Meeting adjourned at 11:15 PM.