

Unapproved

May 29, 2002                      Mason Planning Board

In attendance:                      Bill Downs (alt), Wolf Millbrandt (ex-o),  
Dotsie Millbrandt (chair), Mark McDonald,  
Pam Lassen (alt), Bruce Mann,  
Bonnie Brunner (SWRPC)

Absent:                                      Dr. Chris Guiry

Call to order:                              7:44 pm

Next Meeting:                              June 26th at 7:30PM

Old Business:

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

Minutes reviewed: 2/2002, 3/2002, approved with corrections

New Business:

Received a letter from the Mason Board of Selectmen stating that no building permits for the new lots from the Mitchell Hill Road subdivision are to be issued pending a review of driveways and proposed road upgrades.

01-08                                      Victor Tweedy Auto Storage site plan review.  
    Site plan hearing continued from April 24th, 2002.

Present:                                      None  
Abutters present:                              None

Mr. Tweedy presented a site plan and preliminary survey.

Conditions of operation which Mr. Tweedy has agreed to:

1. Annual testing and inspection/maintenance of Mr. Tweedy's well and the oil/water separator
2. No cars over 7 years old
3. Number of cars not to exceed 30
4. No backing out of property onto Rte 31
5. No parking, loading, or unloading of vehicles on Rte. 31
6. Hours of operation: According to ZBA approval
7. 4 employee maximum
8. Car carrier size is limited to a 3-car carrier

Conditions for Approval of Site Plan

1. Add a snow storage area to the site plan
2. Add oil/water separator on site plan
3. Oil/water separator to be built according to diagram from Mr. Steve Brackett or suitable equivalent approved by Mr. Brackett
4. Baseline test for Mr. Tweedy's well per EPA method 8021B. In addition, Mr. Tweedy will have the same test done on the wells of abutters Ledger, Reynolds, and Ledbetter if they agree.
5. Parking area should be graded to direct runoff into a bermed, stormed catch basin and oil/water separator described above
6. Approved, stamped survey plat with a statement of accuracy
7. Stockade fence - minimum 6 ft. tall by 40 ft. long as indicated on site plan
8. A progress check must be held at a planning board meeting on or before January 29, 2003. Compliance with the Conditions for Approval will be reviewed. At this time it is expected that all conditions will be met except those that involve construction. Specifically, conditions 1, 2, and 6.
9. Final review must occur at a planning board meeting on or before September 24, 2003. If all Conditions of Approval are not met by this date, the conditions will be deemed not met, and the conditional approval will be voided.

Dotsie motioned to accept the plan subject to the conditions listed above. The motion was seconded and it carried unanimously with 5 members voting.

Adjourn: Ms. Millbrandt made motion to adjourn at 9:45 pm. Seconded. Approved.  
Meeting adjourned at 9:45 pm.