

Unapproved

July 31, 2002 Mason Planning Board

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

Absent: Mark McDonald

Call to order: 7:40 pm

Next Meeting: August 28th 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,Sb)
- 02-03 Bingham (Sb)

New Business:

02-04 William Tapply (Lot line adjustment & 3 lot subdivision)
Present: William Tapply, Randy Haight (presenting)
Abutters: David Parker, Peter & Sharon Swart, James Downey,
Julie Dingee & Vincent Carvellos,
Others: Townsend municipality: Patricia McCly

The lot line adjustment part of this proposal seeks to provide frontage for landlocked piece K-43 on Brookline Road by creating a ~50' wide piece of land between it and the road, with the part on the road widening to 250' to provide GRAF zone frontage. The land would be transferred from lot K-40 to lot K-43. The subdivision part of this proposal seeks to divide the remainder of lot K-40 on Brookline Road into lots K-40, K-40-1, and K-40-2.

Board: Conerns regarding K-43 lot line adjustment to provide road frontage and access.

- Topology is problematic: Lot K-43 has Mason Brook going across the full width of the lot, would need a bridge. Has D-grade slopes (15-25%) on the side of the brook away from the road.
- The state will allow only two driveway cuts for all of this subdivision, so K-43 would have to share a common driveway with lot K-40-2.
- The 'boot' shaped access way and frontage violates the provision of the subdivision regs that states a lot shall have no portions with a width of less that 90% of its frontage, between the road and the building site.
- Lot K-43 is presented with only a tape-and-compass survey, no house site shown or test pits dug.
- Randy proposes a note for K-43 that at this time it is not a buildable lot.
- Board thinks lot should remain landlocked, with no lot line adjustment providing frontage. Instead, lot should be given an easement for access purposes only. Without frontage, there will be no ambiguity about the buildable lot status for K-43.

- Resolution: Randy will change plan to remove lot line adjustment for K-43. Randy will show right of way through K-40-2 to K-43 for access only.

Now proposal is a subdivision of lot K-40 into K-40-1, K-40-2.

Julie Dingee & Vincent Carvellos: Concerns regarding wetlands and the driveway for K-40-1 driveway concern; drainage from culverts on Valley Road. Requests fence between her house and proposed driveway.

Jim Downey: Has letter from Conservation Commission regarding intent to Cut from June 2002. Has concerns about culverts between his land and lots K-39-1 and K-37.

Sharon Sward: Concerns about culverts and drainage from both Valley and Morse Road; land owner clear cutting.

Wolf: Should a town easement be requested for drainage? Look at this on site walk.

Bruce recommends a site walk.

- check frontages and driveways
- check K-40-1 driveway location, does it impact a wetland?
- check culverts at K-40, abutting parcel K-41 and Jim Downey's
- check if town easement for drainage maintenance would be advisable

Site walk scheduled for August 7th at 7pm.

Plan not accepted as complete, Randy will update it.

Dotsie made motion to continue hearing to August 28, 2002 at 8:00pm.
Seconded. Approved.

Preliminary Consultation w/Dana Rice. Proposed subdivision on Nutting Hill Rd.
Subdivide 40A into (2) 20A lots. 946' frontage, proposing Sb in center of frontage.
473' frontage per new lot.

Preliminary Consultation w/Tim Kicza. Proposed subdivision on Brookline Rd.
Subdivide 53A lot into (2) lots, (1) 5A lot, one remainder. 473' frontage on current lot.
Insufficient frontage for subdivision unless a lot line adjustment is made with an adjoining parcel.

Preliminary Consultation w/Guy Daniello. Proposed subdivision on Nutting Hill Rd.
Two lots existing lots on Nutting Hill Road. Wants to carve ~5A out of 194A lot, join large remainder to other existing lot that contains his house. Approximately total of 500' frontage, but not all on Class V road. Not subdividable without more class V frontage, but since there are already two lots, a lot line adjustment may be possible

Preliminary Consultation w/Bruce & Lauren Mann. Proposed lot line adjustment and subdivision on Cascade Rd. Multiple lots involved: 5 current lots rearranged to provide 6 or 7. Discussed various configurations.

Adjourn: Ms. Millbrandt made motion to adjourn at 10:25pm. Seconded. Approved.
Meeting adjourned at 10:25pm.