

Unapproved

September 25, 2002 Mason Planning Board

In attendance: Wolf Millbrandt (ex-o), Dr. Chris Guiry,
Bruce Mann, Eric Twarog (SWRPC)

Absent: Mark McDonald, Bill Downs (alt), Dotsie Millbrandt (chair),
Pam Lassen (alt)

Dr. Chris Guiry is acting chairman tonight.

Call to order: 7:45 pm

Next Meeting: Oct 30, 2002

Old Business:

Minutes from April and August 2002 were reviewed and approved.

Hearings so far this year:

- 01-02 Moheban (I, Sb)
- 01-08 Tweedy (I, St)
- 02-01 Dancause (I)
- 02-03 Bingham (Sb)
- 02-04 Tapply (Sb)
- 02-05 Dana Rice (I)
- 02-06 Tim Kicza (I)
- 02-07 Daniello (I)
- 02-08 Mann (I)
- 02-09 Dancause (Sb)

New Business:

02-05 Dana Rice Subdivision on Nutting Hill Road
Present: Randy Haight (presenting)
Abutters: Gary Grebus, Marshall Buttrick
Others:

40 acres on Nutting Hill Road - proposed subdivision of lot A-26 into two lots: A-26-1 (20.3 acres) and A-26-2 (19.7 acres).

Board:

- Wolf pointed out that the hearing was not properly noticed. Requirement is 2 public places, but posting was only in newspaper (not out front). Bonnie suggests that we discuss the application during this meeting, but continue the public hearing until next month.
- Agreement to require granite boundary markers behind stone walls, near the junction of the property lines and along the property line next to the large tree where southeast property meets Lot A-21.

Abutters:

- Marshall Buttrick - Notice to Elizabeth Tolman is improper because she is deceased. Suggests giving a verbal notice to Al Tolman (her son).

- Mr. Buttrick would like his Greenville property to show his property as rural residential.
- Add note saying that water flows onto property and flow for the culvert needs to be maintained. Note should state that Mason has the right to maintain the culvert.

02-01 Dancause subdivision on Hurricane Hill
Divide 25 acre lot L-25 into 4 lots.

Present: Gene Dancause (presenting)

Abutters: Curtis Dunn, Carol Iodice, Sara Dunn, Linda O'Grady, Bernie O'Grady, Laurie Houghtaling, Carol Irvin

Presenter:

- Frontage has been added. All frontage is at least 250 ft. Soil mapping added.

Board:

- Previous subdivision at beginning of year will be considered part of this subdivision because it is within two years.
- Question about current use status and designation of a dirt track on the current use land in the back of Lot L-25-1.
- Reviewed letter from Dave Cook (Fire Chief) - Suggests improvement in water supply for firefighting.
- Reviewed letter from Dave Cook (Road Agent) - Suggests road improvements.

Conditions for Approval:

- Add note stating size of lot with and without disputed piece of land.
- Suggest a review by the Police Chief and the Conservation Commission.
- Require granite boundary markers (5).
- Add a note saying that the town has the right to maintain culvert on L-25-4 property line.
- Add abutter property line for Lots L-23 to L-24 and L-23 to L-26

02-10 Steven Moheban - Mitchell Hill Road - Lot B-15-1.
Divide into two lots, B-15-1 and B-15-10 (adjacent to B-15-7)

Present: Steven Moheban

Abutters: None

Board:

- Would like to see reference to driveway easement maintenance plan on the plat.
- If the proposed lot had only 200 feet of frontage, Bruce would feel differently about this proposal.
- Fixing the road as described in the prior subdivision application will be a condition of approval.
- Motion to vote application complete carried unanimously (5 voting).

Adjourn: Motion to adjourn at 10:55. Approved.
Meeting adjourned at 10:55.