

Unapproved

December 11, 2002      Mason Planning Board

In attendance:            Wolf Millbrandt (ex-o), Dr. Chris Guiry, Dotsie Millbrandt,  
Pam Lassen (alt), Mark McDonald, Janelle Cornwell (SWRPC)

Absent:                    Bruce Mann, Bill Downs

Call to order:            7:45 pm

Next Meeting:            December 11, 2002

Old Business:

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)
- 02-10 Moheban (sb)
- 02-11 Gavin (sb, II)

New Business:

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

Present:                Gene Dancause

Abutters:              Carol Iodice, Tim Smith, Jeff Babel, Paula Babel

Others:

Board:                 A site walk was conducted on Saturday, November 23rd at 10AM. During that walk Dave Cook gave some specific recommendations about road improvements. However, Dave Cook was not in attendance at tonight's hearing.

Discussion:            Applicant states that disputed area denoted on plat by cross-hatches has been resolved in court.

Instructions:          Work with Fire Chief to locate and construct an appropriate water hole.  
Include water hole and dry hydrant on plat  
Remove designation of dirt track from plat.  
Per recommendation of the Town Attorney (Silas Little III), add the following note to the plat in the area where the dirt track is currently shown:  
"No approval of the existing off-road vehicle trail is granted by the Planning Board in approving the subdivision".

Clarify printing for items such as a total frontage. In some cases, printing is overlaid by by other wording or symbols, making both sets of wording unreadable.  
Under General Notes, specify the number of acres of land in current use.  
Add the acreage of the disputed area (cross-hatched area in southwest corner)  
Indicate granite bounds on lot corners along road.  
Applicant must pay town engineer to review road improvement plan that applicant submits.

Resolution: Dotsie made motion to continue hearing until January 29, 2003. Carried unanimously.

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: Chris Guiry (recused from Planning Board)

Board: Read letter from Road Agent (Dave Cook) saying he would like an easement allowing Dr. Guiry's driveway to be used as a turnaround.

The Board voted unanimously to accept the Easement and Maintenance Agreement as is.

Resolution: The Board voted to approve the application, subject to the conditions listed below.

Conditions for approval:

Include in the General notes section of the plat: the common driveway is for Lots B-15-10 and B-30 only.  
Plat should include a 50-ft. driveway access easement on Lot B-30 for the benefit of the town.  
Plat should state that a separate Easement and Maintenance agreement for the driveway has been executed and shall be recorded with the Plan.

02-11 Francis Gavin - Brookline Road, Lot B-15-1. Subdivide Lot H2 into 2 lots on Brookline Road, and consolidate the remaining land behind the two lots with parcel H-72-1.

Present: Francis Gavin, Randy Haight (Meridian Land Services) - Presenting  
Abutters:

Resolution: The Board voted to approve the application, subject to the conditions listed below.

Conditions for approval:

Plat should denote areas under current use (all of Lot H-2).  
Plat should have corrected lot number for lots currently labeled F-41

Adjourn: Motion to adjourn at 9:50. Approved. Meeting adjourned at 9:50.