

Approved

May 28, 2003 Mason Planning Board

In attendance: Chris Guiry (ex-o), Pam Lassen (alt), Bruce Mann,
Mark McDonald (chair), Dotsie Millbrandt, Janelle Cornwall (SWRPC)

Absent: Bill Downs

Call to order: 7:50 pm

Next Meeting: June 25, 2003

Voting members tonight:
Bruce Mann, Chris Guiry, Mark McDonald, Pam Lassen and Dotsie

Old Business: Minutes approved for January 2003, March 2003, April 2003.

New Business:

03-01 Ken Grant, Abbott Hill Road, minor subdivision
Creating Lot B-2-2 from Lot B-2

Present: Ken Grant, Randy Haight presenting

Abutters: None

Others: None

Discussion:

Because Lot B-2-1 was created from B-2 by Ken Grant in 2000, within 4 years, this subdivision can be considered a major subdivision for purposes of impacts.

Site walk was held Saturday, May 3. Bruce, Mark, Chris, Dotsie were on the walk. Consensus was the site was adequate and accurately described on plat.

Input by letter from Dave Cook, Road Agent. He would like the ledge to be removed along the North side of Abbott Hill Road near the property line of B-1 and B-2. This would improve the site distance and allow more room for grading and snow removal.

Board notes that the place where the ledge is adjacent to the road is not on the property being subdivided. It's on a lot that was subdivided in 1970. Board is also concerned that blasting the ledge will blow away the existing boundary pin.

Chris makes a motion: The PB should not encumber the landowner with the off-site improvements suggested by the road agent. Seconded by Bruce. Voting in the affirmative: Chris, Mark, Dotsie, Pam. Abstaining: Bruce.

Resolution:

Mark made a motion to approve the subdivision. Seconded by Chris. Voting in the affirmative: Pam, Chris, Dotsie, Mark, Bruce.

03-02 Sylvain and Katheryn Fauteux, Sand Pit Road, Lot C-14-2

Present: Sylvain Fauteux. Ray Shea, presenting.
Abutters: Linda Cotter-Cranston
Others: None

Discussion:

Plat revisions since last hearing: Septic setback line has been added. Wetlands line was redrawn after a new site visit from soils scientist. Previous line had been drawn conservatively when snow was on the ground.

Site walk was held on Saturday, May 3. Bruce, Mark, Chris, Dotsie were on the walk.

Road Agent Dave Cook sent a letter indicating that the highway department plans to lower a portion of Sand Pit Road in the area of the Town ball field. It will be lowered approximately 5', including the portion of the road adjoining the subdivision.

Dotsie makes a motion that we should ask for an engineered septic design. Pam seconded. All approved.

Conditions for approval:

Plat approval box needs the "secretary" line removed.
Engineering septic design must be prepared by licensed engineer.
A note should be added to plat referencing the state approval number of the engineered septic design on file.

Pam makes motion to grant conditional approval. Chris seconds. Voting in the affirmative: Pam, Chris, Dotsie, Mark, Bruce.

Adjourn: Motion to adjourn at 9:25. Seconded. Approved.