

Approved

December 3, 2003      Mason Planning Board

In attendance:      Chris Guiry (ex-o), Pam Lassen, Mark McDonald (chair), Dotsie Millbrandt, Meredith Cooper (SWRPC) , Bruce Mann, Joe McGuire

Absent:              Bill Downs

Visitor:              Linda Cotter-Cranston

Call to order:        7:45 pm

Next Meeting:        January 7, 2004

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

Old Business:  
SWRPC charges for upcoming year: \$2400 plus \$1.10 per resident.

New Business:

Public hearing:      Proposed amendments to the Mason Building Code  
Town persons attending: Al Stauble

Amend Article III, Section C, to increase the minimum fee from \$9.00 to \$30.00.

Under Fire and General Information, increase the Oil Burner Permit inspection fee from \$6.00 per inspection to \$30.00, with \$20.00 allocated to the inspector and \$10.00 to the Town.

Discussion on this about what items should be required for subdivided lots, what for building a new building, what for additions or modifications to an existing building.

Discussion on Amend Article III by adding a new subsection G. As proposed: "Prerequisites for Building Permit: permanent boundary markers on lot; proof of ownership of lot; state septic approval; driveway permit from NH DOT or Town Road Agent; building plans; copy of New Hampshire Plumber's License; and copy of New Hampshire Electrician's License."

Result of discussion: Amend Article III by adding a new subsection G. Section Title: "Requirements for a building permit on a lot without an existing dwelling". Paragraph: "Prerequisites for Building Permit: permanent boundary markers on lot; proof of ownership of lot; state septic approval; driveway permit from NH Department of Transportation or Town Road Agent; building plans; copy of New Hampshire Plumber's License; and copy of New Hampshire Electrician's License."

Motion to approve: Mark. Seconded: Bruce. Voting in the affirmative: Chris Guiry, Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt. Approved.

03-08

Chris Paton, representing. David C. Lorden, 3 lot subdivision, Brookline Rd, Lot E35, 22.03 acres

Abutters present: Tom Ireland, Jeff and Rebecca Partridge, Tim Kicza, Joan Losee.

Need to remove secretary box from plat.  
Need 75' septic setback from subdivision boundaries on plat.  
Need monument between E35-1 and E35-2.  
Need well radii and septic sites on abutting properties if within 100 feet.  
Need buildings within 200 feet.  
Need septic test data for the septic test locations shown on the plat.  
Need to add legal easement for driveway to plat.

Mark: Motion to accept plat as complete. Bruce: Seconded. Voting in the affirmative

Discussion on proposal: E35-1 shares a driveway with E35-2. The entire frontage of E35-2 is a wetland. Can't access lot except through other lots. Have approved similar lots in the past, but they were much larger. How much non-wetland area does this lot have?

Site walk: 1pm, Dec 13.

Abutters Becky Partridge and Joan Losee say there are existing issues with drainage where driveways intersect with the road. Puddles gather and ice up in winter. Within the last 5 years there has been a significant increase in the amount of traffic. Joan would like to see a traffic speed sign. Many accidents on Brookline Road where the road makes a 90 degree turn to the east.

Bruce: Motion to continue hearing to January 7. Mark: second. Voting in the affirmative: Chris Guiry, Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt. Approved.

03-09

Martin Ruggiero, conceptual discussion of J69-1 on Churchill and Reed Roads.

Wants to create 5 lots.

Adjourn:

Motion to adjourn at 10:00. Seconded. Approved.