

Approved

January 7, 2004 Mason Planning Board

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

Absent: Bill Downs, Pam Lassen

Visitor: Linda Cotter-Cranston

Call to order: 7:45 pm

Next Meeting: January 28, 2004 – regular hearings meeting
January 21, 2004 – work meeting

Voting members tonight:
Chris Guiry, Mark McDonald, Bruce Mann, Joe McGuire, Dotsie Millbrandt

Old Business: Approved minutes for 10/29/03 and 12/03/03
Update email list to include Meredith

New Business:

03-08 Chris Paton, representing. David C. Lorden, 3 lot subdivision, Brookline Rd, Lot E35, 22.03 acres. Soil scientist Peter Schauer. David Lorden.

Abutters present: None

Mr. Paton addressed comments about plat from last meeting:

- Removed secretary block
- Added septic setback
- 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.

Still need:

- Need granite bounds at all lot corners, no matter what. Can be set in granite wall or behind wall. Bound between E35-1 and E35-2 must be granite.
- Driveway easement should be approved by town counsel

Selectman have decided that no building permits will be issued until granite bounds have been set. Building inspector must view them.

A site walk was held. Comments: Drainage flow from road collects in middle lot.

Discussion about amount of dry land in middle lot, D35-1. Septic system will be only 4' above seasonal high water level. Use of common driveway will avoid a wetlands crossing.

Need detailed design to address several marginal conditions:

- Engineered septic design, approved by state
- House footprint shown on plat and recorded in deed
- Restrictions on bedrooms according to septic capacity
- Grading profile to show drainage around house foundation and septic system
- Grading profile to show drainage on and near driveways
- Easement to town to maintain culverts

Mark makes motion to continue hearing to February 25. Chris seconded. Voting in the affirmative: Mark, Joe, Chris, Bruce, Dotsie.

David Lorden, applicant, grants us permission to extend the 65 days in which the planning board must act on a subdivision proposal.

Adjourn:

Mark makes motion to adjourn at 10:00. Seconded. Approved.