

Unapproved

February 25, 2004 Mason Planning Board

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

Absent: Bill Downs, Bruce Mann

Visitor: Linda Cotter-Cranston

Call to order: 7:35 pm

Next Meeting: March 31, 2004 – regular hearings meeting
March 17, 2004 – work meeting

Voting members tonight:
Chris Guiry, Mark McDonald, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Old Business: Approved minutes for 1/7/04

New Business: Bill Downs has indicated that he wishes to step down from his position as Alternate member. Chris nominates Linda Cotter-Cranston. Dotsie seconds. Board votes in the affirmative: Chris Guiry, Mark McDonald, Pam Lassen, Joe McGuire, Dotsie Millbrandt. Mark will draft a letter to the Selectman recommending Linda's nomination.

Jim Tucker spoke to the board informally. He wishes to merge lots D-26, currently owned by Andrew and Linda Ruoff, with lot D27-1, currently owned by James and Constance Tucker. Mr. Tucker proposes a covenant to preclude subdivision of these two lots in the future. He was given a Voluntary Lot Merger form. Voluntary Lot Mergers do not require any planning board hearings.

03-08 Tom Duffielt of TF Moran presenting. David C. Lorden, 3 lot subdivision, Brookline Rd, Lot E35, 22.03 acres. David Lorden present.

Abutters present: None

Mr. Duffielt presented the detailed plan to address these issues:

- 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

Conditions for approval:

- Need granite bounds to set at all lot corners. Can be set in granite wall or behind wall. Bound between E35-1 and E35-2 must be granite. Since bounds cannot be set at this time, applicant will add a note to the plat stating that no building permits will be issued until granite bounds have been set and viewed by the Building Inspector.
- Driveway easement drafted and approved by town counsel. Driveway easement to be submitted to the Registrar with the plat.
- Wording in deed specifying house location and dimensions, no more than 4 bedrooms.
- Fees paid (\$126 owed).

Mark makes motion to conditionally approve the subdivision. Dotsie seconded. Voting in the affirmative: Mark, Joe, Chris, Pam, Dotsie.

04-01 Marsha L. Foster Revocable Trust, 3 lot subdivision on Mitchell Hill Road. Lots B14-1 and lots B14-2. Robert Todd presenting. Allen and Marsha Foster present.

Abutter present: Al Stauble, CEO of Belleview, Inc.

A lot line adjustment will be made with Lots B14-1 and B14-2. Resulting lots will be Lot B14-1, B14-2, B14-2-1, B14-2-2.

Plat needs:

- Planning board signature box.
- Granite bounds need to be shown, and eventually set at all lot corners.
- Need interior stone walls shown.
- Need impact statements from fire, police, and road agent. Conservation Commission has already replied.
- Add information about a failed test pit that was found in the previous subdivision of lots B14-1 and B14-2 from lot B14, in 1999.
- Clarify previous 5 acre lot merger.

Issues for discussion:

- Subdivision grading and drainage plan.
- Discuss driveway crossing wetland.
- Question about status of "Old Highway" located across the street from Lot 14-1. Mr. Todd stated that it was a discontinued road.

Mark makes a motion to accept this proposal as a Completed Application. Chris seconded. Board votes in the affirmative: Mark, Joe, Chris, Pam, Dotsie.

Mark makes a motion to continue this hearing to March 31.

04-02 Informational hearing, Jay Turmel, Townsend Road, Lots K9 and K15

If a driveway were to be placed where the logging road now is, it would cross a wetland. Is this a minimal crossing or an excessive crossing, as not permitted by the subdivision regulations? This is the only way into the property.

Adjourn:

Mark makes motion to adjourn at 10:30. Seconded. Approved.