

Unapproved

March 31, 2004 Mason Planning Board

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

Absent: Pam Lassen

Visitor: Linda Cotter-Cranston

Call to order: 7:45 pm

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

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

Old Business: Approved minutes for 1/7/04

New Business: Election of Planning Board Chair for the coming year: Bruce nominates Mark McDonald. Dotsie seconds. Unanimous vote in favor.

Membership: Bruce's term is up. He will re-enlist. Linda has not yet been sworn in by the Town Clerk.

03-08 David C. Lorden, 3 lot subdivision, Brookline Rd, Lot E35, 22.03 acres.

No one is present. Hearing not held.

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

Abutters present: None

Plat has been revised according to last month's notes.

Impact studies:

Fire – no problem seen

Road agent – no problem seen

Police – no response

Conservation Commission – would like to see:

- Impact plans for driveways crossing wetlands
- Driveway locations shown for full length of driveway on each lot

Driveways are currently shown for their full lengths.

Parcel A, 1.469 acres, on the northeast, is being merged with Lot 14-1.

Parcel B, 4.520 acres in the southwest corner, is being merged with Lot 14-1.

Are there water rights associated with lot 14-1? That lot once had water rights on the Foster property across the street. These rights were removed by a previous subdivision.

The "Old Highway" opposite Lot 14-1 on the other side of Mitchell Hill Road is now described on the plat as "Highway laid out by Hillsborough County Road Commissions, 12/22/1855. 2 rods wide. Current status not determined."

Wetland crossing or common driveway? Lot 14-2 has a wetland across the front. A driveway crossing could be made across the narrowest section, less than 20 feet wide. The common driveway, currently shown on the plat, is long and winds around the far side of the adjacent lot. Bruce offers the option of disapproving the subdivision, but points out that the larger size of the lot and the narrowness of the wetland should be considered.

Conditions for approval:

- Show new driveway on Lot 14-2 at narrowest part of wetlands
- Name "Parcel B" should be moved north of the stone wall
- Add notes on plat stating that Parcels A and B are incorporated into Lot 14-2.
- Add note on plat stating that there will be appropriate flowage to prevent pooling on either side of driveway on Lots 14-1 and 14-2.

Mark makes motion to grant a conditional approval. Bruce seconded. Voting in the affirmative: Mark, Bruce, Joe, Chris, Dotsie.

Signing of myler April 28th, 7:15pm.

[email to Afoster@Pruverani.com]

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

Jay has a new drawing with wetlands delineated. Considering a road to the back area. Road would cross wetland at a narrow area. Board points out that a road can be no more than 1000 feet from an outlet. Could loop back to Townsend Road, though that would cross the wetland in two places.

04-04 Informational hearing, Charles Griffin, Route 31, Lot J-52

Wants to build a 4 bedroom house and a barn. Store equipment in barn and work in barn. Logging equipment maintenance.

Adjourn:

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