

April 28, 2004 Mason Planning Board

In attendance: Chris Guiry (ex-o), Mark McDonald (chair), Linda Cotter-Cranston (alternate) Meredith Cooper (SWRPC),

Absent: Pam Lassen, Dotsie Millbrandt, Joe McGuire, Bruce Mann

Call to order: 7:45 pm

Next Meetings: May 26, 2004 – regular hearings meeting

May 19, 2004 – work meeting. Will review some basic changes/updates to the subdivision regulations. These changes primarily pertain to procedural issues, and would require a public hearing for adoption.

Voting members tonight: Chris Guiry, Mark McDonald, Linda Cotter-Cranston

New Business: Whereas there wasn't quorum to proceed with the public hearings, Charlotte Hastings was called in to swear in Linda Cotter-Cranston, voted in as an alternate at the February meeting. Additionally, Michael Davieau was sworn in/renewed as a member of the Board of Adjustment.

Review/approval of previous minutes was deferred due to full schedule and late start.

Final Reviews:

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

Abutters present: None

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

Final Approval granted and myler signed.

04-02 David C. Lorden, 3 lot subdivision, Brookline Rd, Tax Map E, Lot 35, 22.03 acres.

Conditions for approval:

- Easement to the Town of Mason to maintain culverts on Lot E35-1
- Wording must be included in the deed for Lot E35-1 specifying the location and dimensions of the house to be built on said lot. The house will be no more than four bedrooms and the footprint of the house, excluding garage, shall not exceed 1200 sq. ft.
- State septic design approval is needed for Lot E35-1.

Conditions have not been met.

Public Hearings:

03-09 Martin D. Ruggiero, 4 lot subdivision, Tax Map J, Lot 69-1 on Churchill and Reed Roads, Martin D. Ruggiero representing.

Abutters present:

- Jorge E. and Barbara J. Morales, 403 Churchill Road
- Dennis Avery and Wendy Carey, 209 Churchill Road
- Charles Contryman, 280 Reed Road

The checklist was reviewed and approved with the following exceptions:

- Add the word "existing" before Lot J69-1 in Note #2.
- Need 4" granite post boundaries set on road front rather than current iron pins.
- Must add own name in space to right of Lot J69-1 along with address and use as on other lots.
- Misspelling on Lot J66-1 and must indicate whose house or add arrow from name to house.

Input from Town functions:

- Road Agent requests removal of some trees encroaching on Churchill Road – Ruggiero agreed
- Fire Chief – Ruggiero already created fire pond
- No input from Police Chief

Voted to continue public hearing to May 25 meeting at 7:45.

04-05 Gerald E. and Judith H. Anderson, 4 lot subdivision, Tax Map L, Lot 37, Ray Shea of Sanford, representing. Also present, Michael Davieau, BOA

Discussed potential for a common drive vs. a wetland crossing of approximately fifty feet. Proposal would require a special exception from the ZBA or a change of driveway location on the plat.

Applicant will withdraw without prejudice. The application fee will be held for resubmit on May 26.

04-06 Conceptual Discussion of Map A, Lot 22 on Pratt Pond Road, Mason-Greenville Road and Nutting Hill Road by Dan C. Gardner, Ray Shea of Sanford representing

Brief discussion to gain information for Dan C. Gardner who is planning to purchase the land.

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