

July 19, 2004 Joint Meeting, Mason Planning Board and Board of Adjustment

In attendance: Charlie Moser, Bob Bergeron, Mike Dulong, Mike Davieau, Pat Letourneau, Bruce Mann, Bob Larochelle, Tim Kelly, Nancy Richards, Dotsie Millbrandt, Liz Fletcher, Joe McGuire

Call to order: 7:40 pm

Topic: Subdivision applications presented with wetland crossings

“When you need to cross a wetland, go see the Board of Adjustment.”

Charlie suggests: “Any road or driveway proposal that requires crossing a wetland, as defined in the Planning Ordinance of 1967, as amended, must be presented before the BOA.”

The statutory authority is the Wetlands Conservation District Ordinance, found in the Mason Planning Ordinance, Article XVI, Sections D and E. Section D lists permitted uses in the wetlands zone. Driveways are not a permitted use. Section E describes the process for applying to the BOA for a special exception that would permit a driveway crossing a wetland.

Should we define wetlands by soil type, rather than by a map?

Wetlands definition in Planning Ordinance is vague. Maps are missing? Hillsborough County Soil Conservation maps are available. Conservation commission has them. There is rumor that Ken Wilson has town wetlands maps from the 80’s.

The 1987 US Army Corps of Engineers map is the one that surveyors refer to. Notes from a recent plat: “Wetlands were delineated according to the 1987 Army Corps of Engineers wetland delineation manual, and New England field indicators” (Field indicators are presence of trees, shrubs, wildflowers typically found in a wetland.)

Joint hearing would be useful so that both boards can see and act on the same plat.

Procedure: Application goes to PB. PB votes application complete. PB denies application, refers it to BOA. Application goes to BOA. BOA can grant exception, conditional upon approval of subdivision. If special exception is denied, applicant can revise plan to not cross wetlands and re-apply to PB. If special exception is granted, applicant can re-apply to PB with existing plan.

Conservation Commission would like to be present at the BOA hearings for wetlands crossings.

Ask Building Inspector to verify that any wetlands crossings found on a property are built in accordance with drawings and notes found on the plat.

Adjourn: Motion for joint meeting to adjourn, seconded. Adjourned 9:05 pm.

