

**August 25, 2004      Mason Planning Board**

In attendance:            Mark McDonald (chair), Meredith Cooper (SWRPC), Pam Lassen, Bruce Mann, Dotsie Millbrandt, Linda Cotter-Cranston (alternate)

Absent:                    Chris Guiry (ex-o), Joe McGuire (alternate)

Call to order:            7:45 pm

Next Meetings:         September 29, 2004 – regular hearings meeting

Voting members tonight: Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston

Old Business:           Minutes for June 30. Approved with typographical corrections.  
Minutes for July 28. Approved.

New Business:         There is a statewide planning and land use seminar on October 30, 2004, at Waterville Valley.

Public Hearings:

**04-14 Charles W. Fifield Estate, Black Brook Road, minor (2 lot) subdivision. Tax Map D, Lot 10. Owner Charles W. Fifield III present.**

Abutters present:        None.

Changes to plan since last meeting:

- Lot 3-39 has been increased to 5 acres.
- State subdivision approval is not needed for lots of 5 or more acres.
- Septic site is now shown and test pit data is available.
- The "subdivision regulations of the Town of Mason" statement has been added.
- A "Declaration of Well Easement" has been drawn up. It will be part of the deed.
- Granite boundary monuments and drill holes have been set. One bound falls on a cut granite retaining wall. That one has a drill hole. A bound on the Class VI portion of the road is currently a drill hole; that one needs to have a monument.
- A note was added to the plat stating that the applicant petitioned for and received approval from the Selectmen in July 2004 to alter and extend the Class V portion of Old County Road to provide 250 feet of frontage for Lot D-39.

Need a letter from the Selectman to clarify the procedure for upgrading Old County Road and granting Class V status.

Related question: Should a passbook or other security should be required if the subdivision is to be approved before the Class VI section of Old County Road is granted Class V status. If so, how much? Because this is an upgrade, not a new road, the planning board will not require this. The Selectmen may if they wish.

Long discussion ensues about whether a new building lot is inadvertently created when a new tax map number is assigned to a portion of an existing parcel that is separated by a road from the remainder of the parcel.

Mark makes a motion to grant conditional approval, such approval to expire on September 5, 2005, if conditions are not met. Conditions:

- Letter from Selectmen, for planning board file
- Granite bound in/near stone wall

Bruce seconds the motion. Voting in the affirmative: Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston. Subdivision is conditionally approved.

Fees owed: \$76.

**04-13 Gerald E. and Judith H. Anderson, Townsend Road, major (4 lot) subdivision. Tax Map L, Lot 37. Ray Shea of Sanford Survey is presenting the plan. Gerald Anderson is present.**

Abutters present: None.

Changes since last visit:

- Note added to plat regarding waiver of lot width requirement
- State subdivision approval received, is now in file

Don't need an easement for town maintenance of the culvert because there are 13 feet of town owned land in front of the culvert.

Applicant wrote check for remaining fees of \$177.

Mark makes a motion to grant conditional approval, such approval to expire on December 1, 2004, if conditions are not met. Conditions:

- Need granite bounds in the front corners of the existing lot
- Need driveway cuts in plans to be shown, including existing driveway

Bruce seconds the motion. Voting in the affirmative: Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston. Subdivision is conditionally approved.

**04-12 ATA Construction, 5 lot subdivision, Starch Mill Road. Tax Map B-22. Andrew Aho of ATA is present. Craig Francisco of Bedford Design Consultants is presenting the plan.**

Abutters present: Wolfgang Millbrandt

Dotsie recuses herself (spouse of abutter).

Changes since last hearing:

- Considerable boundary investigation has been done, and results noted on plat. Part of the section bordering the Lombardi Trust is unclear.
- Per agreement with Road Agent Dave Cook, the firepond will be dug on Abbott Hill Road near the wetland. The wetland itself is too shallow and mucky to be used as a firepond.
- Note added to plat stating that the Town of Mason has the right to widen Starch Mill Road, including moving the stone walls.
- The cattle underpass discussed at the last meeting has been located. It is outside the bounds of this property, to the southeast on Starch Mill Road.

Wolfgang: There have been several accidents on Abbott Hill Road. This is our chance to get permission to widen and straighten the road.

Applicant is willing to grant an easement for the town to widen the road, 5' for along the first part of the northwesterly bound, then 15' for the rest of the area to the wetland. Pins will be set to denote where the easement changes width.

Mark makes a motion to grant conditional approval, such approval to expire on December 1, 2004, if conditions are not met. Conditions:

- Add a copy of a letter to the Lombardi Trust asking for a lot boundary resolution
- Add location of firepond
- Granite monuments to be set at lot corners, including the Abbott Hill Road boundary
- Add easement to allow the town to widen the road, with iron pins to be where easement changes width
- Additional fees payable to the Town of Mason for \$254
- Fees for Roger Parsons' services: \$450

Bruce seconds the motion. Voting in the affirmative: Mark McDonald, Bruce Mann, Linda Cotter-Cranston. Abstaining: Pam Lassen. Subdivision is conditionally approved.

**04-15 David DeVincentis and Karl Mann, Lost Valley Road and Campbell Mill Road, minor (2 lot) subdivision. Tax Map H, Lot 47. Randy Haight is presenting plan. David DeVincentis and Karl Mann are present.**

Abutters present: None

Changes made:

- Road design for upgrade presented to Selectmen; Selectmen have granted permission to proceed
- Last month the applicant had agreed to remove an old house on the property. The Applicant asked the Selectmen if they could use the old house for storage until the new house is ready. The Selectmen agreed, provided that a bond is posted. No certificate of occupancy for the new house will be issued until the old house is razed and all rubble carted away.
- A note was added to the plat stating that the applicant petitioned and received approval from the Selectmen in July, 2004, for alteration and upgrade to Class V of a portion of Lost Valley Road.

Mark makes a motion to grant conditional approval, such approval to expire on December 1, 2004, if conditions are not met. Conditions:

- Letter from Selectman approving Lost Valley Road upgrade plan
- Letter from Selectman approving temporary use of old house for storage and describing conditions to be met before a certificate of occupancy will be granted
- Granite bounds to be set in three locations
- Note that right-of-way is 50' wide
- Add "to town of Mason" to note describing turnaround easement
- Draw up an easement for the turnaround, to be filed with the plat
- Payment of remaining fees: \$101

Linda seconds the motion. Voting in the affirmative: Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston. Subdivision is conditionally approved.

**7:45 PM 04-07 Margo Santoro, Lot line adjustment, Flagg Road and NH Route 123. Margo Santoro presenting plan. Conditionally approved hearing.**

Discussion about moving an easement. Easement is described on plat. Easement could be removed from plat, or a corrected easement description could be provided. Board suggests that the applicant withdraw the lot line adjustment proposal without prejudice and resubmit. Board will waive fees.

Adjourn: Mark makes motion to adjourn at 10:50. Seconded. Approved.