

**September 29, 2004 Mason Planning Board**

In attendance: Joe McGuire (alternate), Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston (alternate) , Meredith Cooper (SWRPC),

Absent: Mark McDonald (chair) , Bruce Mann, Chris Guiry (ex-o)

Call to order: 7:45 pm

Next Meetings: October 27, 2004 – regular hearings meeting

Acting chair tonight: Dotsie Millbrandt

Voting members tonight: Pam Lassen, Dotsie Millbrandt, Joe McGuire, Linda Cotter-Cranston

Old Business: Minutes from August 25: Approved with corrections

New Business: Joe makes a motion to make Dotsie Millbrandt an alternate chairman for tonight's meeting. Linda seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

There are 4 applications to be signed, they will be sent to Mark: Anderson, Mitchell, Fifield, Mann & Devincintis

Public Hearings:

**Discussion on back lot zoning: Dave Parker.**

Present: Tom Moran, Dave Parker

Discussion: This would require zoning ordinance changes. Master Plan updates will be forthcoming during the coming year.

**04-17 Margo Santoro, Valley Road, lot line adjustment. Tax Map G, Lots 68 and 69. Margo Santoro present.**

Abutters present: None

Joe makes a motion to accept the Lot line adjustment. Dotsie seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to open the public hearing. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Reviewed checklist items from May meeting. All items have been addressed on current plat.

Application filing and noticiation fees to the town waived. Fee of \$76 was collected registry filing, tax map update and administrative filing.

Dotsie makes a motion to approve the Lot line adjustment. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

**04-18 Bernard J. O'Grady, Hurricane Hill Road, minor (2 lot) subdivision and lot line adjustment. Tax Map L, Lot 25. Bernard O'Grady present, Dave O'Hara is presenting plan.**

Abutters present: Jeff Babel

Current lot is part of an earlier minor subdivision in March 2002, this makes it a major subdivision. Also included is a lot line adjustment to grant approximately 75' of frontage to Lot L-18 (Jeff Babel). Easement will be needed for dug well on new Lot L-25-5. Grazing easement will be removed.

Checklist items needing discussion:

- Require totals of frontage
- Require building set back lines on all boundaries
- New Lot number is currently incorrect
- Granite bounds need to be set at front boundary corners
- Jeff Babal needs to be changed to Jeff Babel
- Well easement will be needed from current lot to newly proposed lot
- State subdivision approvals

Road Agent requests that one driveway be removed from existing Lot L-25.

Dotsie makes a motion to accept the Completed Subdivision Application. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to open the public hearing. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

- Need to discuss removal of an old barn on straddles property boundary between lots
- Need to show all of Babel property as it is part of the Lot line adjustment

Dotsie makes a motion to continue the hearing until 7:45 October 27th. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

**04-19 William and Diane Smith, Jed's Lane and Valley Road, minor (2 lot) subdivision. Tax Map K, Lot 51. Randy Haight is presenting plan.**

Abutters present: Diane Knisley, Ann and Charles Moser, Paul and Vickie Fraser

Subdivision to remove house from existing approximate 70 acre lot.

- Granite bounds to be set at frontage corners
- Randy to ask Bob about Conservation Committee concerns about mismatch with Tax map
- Applicant overpaid notification fee by \$4.00
- Update K-51-2 to Paul and Vickie Fraser

Dotsie makes a motion to accept the Completed Subdivision Application. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to open the public hearing. Linda seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to grant conditional approval of Subdivision. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

**04-20 Martin D. Ruggiero, Reed Road and Churchill Road, minor (2 lot) subdivision. Tax Map J, Lot 69-1. Phil Tuomala is presenting plan.**

Abutters present: Charles Countryman

Since this is a subdivision within 5 years of a previous subdivision of the same parcel it is reviewed as a major subdivision.

- Board requests checklist items applied to full lot to be subdivided.
- Large parcel to be subdivided may be surveyed via tape and compass

Dotsie makes a motion to continue the hearing until 8:15 October 27th . Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

**04-21 Kevin V. E. Casey and Marydale Casey, Townsend Road, lot line adjustment. Tax Map K, Lots 14 and 14-1. Kevin Casey present, Phil Tuomala is presenting plan.**

Abutters present: none

Lot line adjustment to allow for current use.

- DES approval pending

Dotsie makes a motion to accept the Lot line Application complete. Joe seconds the motion. Voting in the affirmative:

Dotsie makes a motion to open the public hearing. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to grant conditional approval. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

**04-22 Jay E. Turmel and Kenneth Peaslee, Townsend Road, minor (2 lot) subdivision. Tax Map K, Lot 15. Randy Haight is presenting plan.**

Abutters present: Kenneth and Patricia A. Greene, Kevin Taylor

- Note that common boundary between north boundary of this subdivision and previous subdivision has been resolved between Caseys and Turmel/Peaslee. When land conveyed to Turmel/Peaslee the straight line and not the stone wall is the boundary line.

Dotsie makes a motion to accept the Completed Subdivision Application. Linda seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Dotsie makes a motion to open the public hearing. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Impact studies from Road Agent and Conservation Committee are returned with comments for review.

Dotsie makes a motion to continue the hearing until 8:45 October 27th. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Pam Lassen, Joe McGuire, Dotsie Millbrandt

Adjourn: Dotsie makes motion to adjourn at 11:50. Seconded. Approved.