

Approved

February 23 , 2005 Mason Planning Board

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

Absent: Pam Lassen

Call to order: 7:45 pm

Next Meetings: Regular hearing - March 23, 2005.

Old Business: Approved minutes for January 26, 2005.

New Business:

Public Hearings:

05-01 Alfred G. Stauble, Depot Road, Tax Map G-37. Lot line adjustment with lot at Tax Map G-36-2, owned by Charles C. II and Susan E. Pierce. Alfred G. Stauble present, Charles Pierce present. George Keller of Meridian Land Services presents the plan.

Abutters present: Paul and Michelle Alton, Richard McGowan, Dave Ahern

Parcel A, 9.488 acres, will be transferred from Mr. Stauble's lot to Mr. Pierce's lot by a lot line adjustment. The lots as adjusted are in compliance with the requirements of the GRAF district. Lot G-36-2 will contain 47.227 acres, lot G-37 will contain 9.032 acres.

The plat contains no building setback lines nor septic setback lines. Board is willing to waive this.

Two lot corners on Depot Road have drilled holes instead of granite bounds. Mr. Stauble will have the granite bound placed on his corner, currently marked by a steel pin. The granite bound can be placed behind the steel pin. Mr. Pierce will have a granite bound placed on his corner.

There will be a change in current use status. Lot G-36 will remain in current use. Lot G-37 will no longer be in current use after the lot line adjustment, as it will contain less than 10 acres.

Conservation Commission reviewed the plan and presents no objection.

Fees: \$48 received, need total of \$60.

Chris makes a motion to accept this as a Completed Application. Bruce seconds the motion. Voting in the affirmative: Mark, Bruce, Joe, Dotsie, Chris, Linda.

Hearing is open for public comment.

Mr. Pierce states that he wants to be able to walk around the pond and be on his own property. Is the new lot line far enough away?

Chris makes a motion to conditionally accept this proposal. Bruce seconds. Conditions of completion are:

- 1) Setting of the two granite bounds
- 2) Showing the town right of way on the road
- 3) Correcting the current use note
- 4) If the two parties wish to move the new lot line a small amount to ensure that Mr Pierce can walk around the pond, that change will be accepted by the chairman at the time the conditions are reviewed and the mylar is signed.

Conditions must be met by August 31, 2005.

Voting in the affirmative: Mark, Bruce, Joe, Dotsie, Chris, Linda.

Lot line adjustment is conditionally approved.

Southwestern Planning Commission

SWRPC wants to charge applicants for reviewing plans. We need to make a proposal describing an hourly rate, and negotiate it with SWRPC.

For larger subdivisions, we could change our workflow: Have an initial hearing where we review the checklist and vote the application complete. Then have SWRPC look at the plan in detail. Then proceed with the public comment portion of the hearings at the next meeting.

Master Plan Discussion

Joe has compiled a list of questions, and 5 categories for answers from "Agree Strongly" to "Disagree Strongly", plus No Opinion.

Adjourn: Mark makes motion to adjourn at 10:00. Seconded. Approved