

Approved

April 27 , 2005 Mason Planning Board

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

Absent: Joe McGuire (alternate)

Call to order: 7:55 pm

Next Meetings: Regular hearing - April 27, 2005.

Voting members tonight: Mark, Linda, Chris, Dotsie, Pam.

New Business:

Public Hearings

05-03 Preliminary conceptual discussion, lot line adjustment, Depot Road and Townsend Road, Lots G-31, G-32, G-33. Owners include Jim and Bette Connolly, Richard and Kim Patterson, and the Doonan Family LLC. David O'Hara presents the proposal.

Jim and Bette Connolly own lot G-31, and wish to subdivide it. In researching the boundary, the surveyor determined that the western boundary of lot G-31 passes through the house on lot G-32, owned by the Pattersons. Mr. O'Hara wants to plan a lot line adjustment to provide land around the Patterson's house, and provide a subdividable plot for the Connollys.

William Doonan, representing the Doonan Family LLC, states that the Pattersons were not aware of this proposal and have not seen the plans.

One of the proposals involves a lot that has a section that does not meet the requirement that a lot maintain a width not less than 90% of the frontage throughout the lot. The Connollys and Mr. O'Hara want advice on which of 4 options to pursue.

Bruce says he recuses himself. Bruce does not want to discuss the proposal at all, since it is unclear that all landowners approve of it.

Dotsie states that the 90% width requirement is a requirement in the Subdivision Regulations, and thus is waivable, but the board will not necessarily waive this requirement for this proposal. The board will make no further recommendations because of the unclear legal status.

Bruce says we should not be looking at any plats during a preliminary discussion. Meredith says we can look at informal drawings, but not fully engineered proposals.

05-04 Martin D. Ruggiero, two lot subdivision on Old Turnpike and Churchill Road, Lot J-69-1. Phil Tuomala of Monadnock Survey is presenting the plan.

Abutters present: Mark Jodoin

This subdivision is considered a major because the same original parcel has been subdivided previously within the last four years, twice.

While not specifically germane to the subdivision, Bruce notes that the driving range and snack bar business on the land being subdivided stated has expanded its scope since the site plan was approved. The Selectman may wish review the site plan. SWRPC will write a letter to the Selectman.

Plan review:

- o The survey details for the full plot being subdivided have not been provided. Mr. Tuomala states we have waived this requirement on previous subdivisions of this property, and accepted a tape and compass survey. The board states that the subdivision regulations require a full survey, and the board is no longer willing to waive this requirement, due to the repeat subdivisions of the same property.
- o Length of lot J-69-1 needs to be updated along Churchill Road. Length on Old Turnpike Road is missing or incomplete.
- o Soil and test pit data on sheet 2 will be moved to sheet 1.
- o We will waive the 1:400 requirement and accept a 1:2000 scale on the locus drawing.
- o Granite bounds at road boundaries: bounds from the previous subdivisions have not yet been set. While the prior plats state bounds TBS, to be set, Mr. Tuomala was not intending to set them until applying for a building permit or selling the land.
- o Mr. Jodoin brought in Meridian Land Survey to clarify where his bounds were located, and it appeared that a survey bound had been removed. Meridian put in new bounds. Mr. Jodoin states that Mr. Ruggiero has dumped a pile of stumps on his land. The board refers him to the Selectmen.
- o Make legend symbols match what symbols are used in the plat.
- o Need a dashed line between abutters Contryman and Pierce.
- o Does the gravel drive near northern boundary continue out to the state highway? If so, indicate where.
- o Impact statements have been received from the police department, fire department, highway department and conservation commission. None had any comment.
- o Plat needs format modifications to meet current Registry standards.
- o Fees of \$76 needed plus registry filing fee of \$26.

Mark makes a motion to accept this proposal as a Completed Application. Pam seconds. Voting in favor: Dotsie, Mark, Pam, Linda, Bruce.

Mark makes a motion to continue the hearing May 25, 2005 at 7:45. Linda seconds the motion. Voting in the affirmative: Dotsie, Mark, Pam, Linda, Bruce.

Review of Issuance of Decision for hearing 05-02: Conditional approval, two lot subdivision, tax map B, lot 12-2, Mitchell Hill Road.

SWRPC will be doing this for all completed hearings, whether approved, conditionally approved, or disapproved. The unapproved minutes will be sent with the Issuance of Decision. If when the minutes are approved, there are changes pertaining to a particular completed subdivision, then the approved minutes will also be sent.

Amendments to Subdivision Regulations

We need to update the subdivision regulation to provide a fee schedule that provides compensation to SWRPC for reviewing applications, which can be time consuming. SWRPC has met with the Selectmen. SWRPC will bill the town on an hourly basis for each subdivision, and the Selectmen will bill the subdivider. \$50 per hour, to be allocated as \$45 for SWRPC and \$5 for the Selectmen.

Our regs in section 3.0.9 already allow us to charge subdividers for consulting fees. However, we should formalize this specific fee. SWRPC has provided proposed revisions to the subdivision regulations.

Adjourn: Mark makes motion to adjourn at 10:30. Seconded. Approved