

Approved

May 25, 2005 Mason Planning Board

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

Absent: Joe McGuire (alternate), Bruce Mann

Call to order: 7:55 pm

Next Meetings: Regular meeting, June 29, 2005.

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

Old Business: Approved minutes from April 27

New Business:

Public Hearings:

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.

Changes made:

- o Move soil and test pit data to page 1 so only one page needs to be filed
- o Full survey done. This includes corrections of road lengths. Also see note 5 on plat.
- o Legend symbols fixed

Fees of \$76 have been submitted; this includes the registry filing fee.

The Selectmen received a letter regarding Bruce's concerns from last month regarding food service business. Mr. Ruggiero will go before the ZBA with documentation of state food facility inspections.

Conditions for approval are:

- o Granite bounds need to be set
- o State driveway permit

Chris makes a motion to grant conditional approval to this application. Mark seconds. Conditions must be met by July 31. Voting in favor: Dotsie, Mark, Pam, Linda, Chris.

05-05 Conceptual discussion for David Parker, Major Subdivision, Brookline Road. Tobin Farwell is presenting the discussion.

Mr. Parker is planning to combine two existing parcels, totaling 75 acres, and subdivide as many as 18 lots. A road is planned, 3400' in length. The board states that our regulations don't allow no-outlet roads in excess of 1000'. There is a class VI road available that could be used as the second outlet.

The first 1000' of the road is adjacent to wet areas. Mr. Farwell notes that a 1000' road would allow an 8 lot subdivision. He asks if the board would consider a subdivision of 8 lots with a 2000' road as an alternative to the 3400' road with 18 lots. The board indicates that it is willing to discuss this alternative at a formal hearing.

Public Hearing: Amendments to Subdivision Regulations

Revising "Section 3.0.9 Fees":

- o Item 2c: Change \$10 to \$25.
- o Added paragraph 4: "All applications will be reviewed by the Southwestern Region Planning Commission (SWRPC). The cost for review will be charged on an hourly basis of \$45.00 per hour and will include an hourly fee of \$5.00 for Town Administrative costs, which shall be paid by the applicant prior to the Planning Board taking action on an application. Upon receipt of an application, SWRPC will issue a notice of receipt and a preliminary cost estimate to the applicant – actual review times and associated fees will vary depending on the complexity of each application. The following hourly estimates are illustrative of typical review times based on the type of application:
 - o Lot line Adjustment: 2-3 hours
 - o Minor Subdivision: 2-3 hours
 - o Major Subdivision (3-5 lots): 3-6 hours
 - o Major Subdivision (5+ lots): To be determined upon receipt of application
- o Item 5: After word "Applicant", added phrase "prior to the Planning Board taking action on an application."

Chris makes a motion to approve the amendments to the Subdivision Regulations. Pam seconds. Voting in the affirmative: Mark, Linda, Chris, Dotsie, Pam.

Discussion with Al Stauble regarding his conditionally approved Lot Line Adjustment on Depot Road (Tax Map G-37 and G-36-2) on land owned by Al Stauble and Charles C. II and Susan E. Pierce.

Mark has received a letter from Mr. Stauble, asking if a letter confirming the location of the boundary for the lot line change has been received by April 30. Mark has not received this letter yet. The exact boundary needs to be resolved to meet the conditions for the approval.

05-06 Conceptual discussion with Shawn Pieterse, site plan review for Dream Barns, Old Ashby Road (Tax Map J-33).

Mr. Pieterse has received a variance from the ZBA for expanding a barn, subject to several conditions. Discuss ensues about what can be waived, what the board will be looking for.

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