

Approved

June 29, 2005 Mason Planning Board

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

Absent: Joe McGuire (alternate)

Call to order: 7:55 pm

Next Meetings: Regular meeting, July 27, 2005.

Old Business: Approved minutes from May 25

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

Public Hearings:

05-06 Conceptual discussion with Jay Turmel, Townsend Road, K-15 and K-9. Randy Haight is presenting the plan.

Elderly housing concept. 28 units, some duplex, 42 residences. Discussion. Chris makes a motion stating that the board will take up consideration of modifications of the zoning ordinance to allow denser zoning for elderly housing. Bruce seconds. Voting in the affirmative: Mark, Bruce, Chris, Dotsie, Pam.

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

Mr. Farwell wants further discussion on the board's consideration of waiving the 1000' length limit of a single-outlet road, provided the proposed road only has as many lots as would exist on a 1000' road. The proposed road is 2150' in length.

Bruce is concerned that if we grant a waiver to the 1000' limit, we will have to waive it for all future applicants.

Mark suggests we could change the wording in the subdivision regulations to state that a single outlet road should have no more than 8 lots, and that it should have a maximum length, maybe 2500'. For this application, we could waive the regulation, then proceed to amend the subdivision regulations in the near future.

Chris wants a covenant on the two large lots to prevent further subdivision of those lots. Dotsie would like to make sure that the covenant doesn't preclude a future possible linking of the proposed road with an existing woods road. The woods road goes out to Brookline Road, and would provide a second outlet, allowing future development along the woods road.

Public Hearing: Amendments to Subdivision Regulations

The board reviews a set of changes that SWRPC has gathered over the past year as a result of discussions and notes. Some of the changes update sections of the regulations to comply with

state regulations or changed procedures. Other changes are for clarification, or to more clearly capture current board practices.

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

New Business

Bruce moves that we re-elect Mark chairman of the Planning Board. Chris seconds. Voting in the affirmative: Mark, Bruce, Chris, Dotsie, Pam.

Adjourn: Mark makes motion to adjourn at 10:15. Seconded. Approved.