

Approved

August 31, 2005 Mason Planning Board

In attendance: Mark McDonald (chair), Chris Guiry (ex-o), Dotsie Millbrandt, Pam Lassen, Laura Weit (SWRPC)

Absent: Bruce Mann, Joe McGuire (alternate), Linda Cotter-Cranston (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, September 28, 2005.

Old Business:

Voting members tonight: Mark, Chris, Pam, Dotsie

New Business:

Presentation by Mark Archambault of the Nashua River Watershed Association (NRWA).

NRWA has received a grant from the federal EPA that could help Mason fund smart growth efforts, zoning changes, and best management practices. Mason is in both the Squannacook and Nissitissit water basins that feed the Nashua River. The EPA considers this area "relatively pristine watersheds but sensitive to encroaching development." 130 sq. mi. area in these two basins, with only 7% of impervious to rainwater. Mark is heading the smart growth efforts. He is willing to return to help us develop policies, ordinances or regulations.

Public Hearings:

05-08 Kenneth Grant, Major Subdivision, Abbot Hill Road and Starch Mill Road, Tax Map B-2. Randy Haight is presenting the plan.

Abutters present: None.
Dotsie recuses herself from this hearing (spouse of abutter).

This is a two lot subdivision, but it is considered a major subdivision because other subdivisions of the same original parcel have occurred within the past four years. Lot B-2-3 will be created, containing 3.375 acres, leaving 30.7 acres in lot B-2.

Mark makes a motion to accept this proposal as a Completed Application. Chris seconds. Mark, Bruce, Pam vote in the affirmative.

Conditions for approval:

- o Show a conservation easement on the plat of approximately 15% of the total land being subdivided, or equivalent. Mr. Grant and the board agree that 20 foot non-disturbance area along bordering the brook on the east side would be acceptable. This does not have to be public access.
- o A plan to remove or remediate the stone outcropping that impacts visibility along the border between the new lot and the Jalbert property.

- o Remaining fees of \$150.

Mark makes a motion to continue this hearing to September 28, 2005 at 7:45. Chris seconds. Mark, Bruce, Pam, Dotsie vote in the affirmative.

Mark makes a motion to grant conditional approval for this application. Chris seconds. Mark, Bruce, Pam vote in the affirmative. If these conditions are problematic to the applicant, there is a 30 day period in which he can request a continued hearing.

05-09 Ruth Moran, Major Subdivision, Brookline Road, Tax Map H-32. Randy Haight is presenting the plan.

Abutters present: Thomas Moran

A new road will be created off of Brookline Road, near the Brookline town line, called Babb Swamp Road. Length 945', paved width 24', right of way width 50'. 4 lots will be subdivided along the road, each of minimum lot size, leaving 57.8 acres in lot H-32. There is a 50' wide right of way left between lots H-32-4 and H-32-3, to provide access to the remaining lot.

Road ends in an L-shaped turnaround. The road agent prefers a hammerhead turnaround. Ask him about this.

Back lot needs topographic contour lines.

Remaining lot H-32 does not have 250' frontage, just the 50' R.O.W. Does not meet the zoning requirements.

Conservation commission input: Lot H-32 is substandard. Should be clearly marked as non-buildable, or merged with another lot to create the required frontage. The commission would like to know the extent of gravel removal planned for lots 3 and 4 so they can evaluate the impact. Mr. Haight says the gravel will be moved from the lot 4 with the high knolls to lot 3 with the low areas.

Road agent input: Town engineer should review plans, inspect progress. Work should be performed when the temperature is above freezing. Town should get a bond for unfinished road work and maintenance. No driveways off the end of the road or the turnaround.

Fire chief input: Need a water hole with dry hydrant with 50000 usable gallons.

Septic setback needs to be 125 feet from wetlands in excessively drained soils, which are found on lots 3 and 4.

Mark makes a motion to accept this proposal as a Completed Application. Chris seconds. Mark, Bruce, Pam, Dotsie vote in the affirmative.

Mark makes a motion to continue this hearing to September 28, 2005 at 8:15. Chris seconds. Mark, Bruce, Pam, Dotsie vote in the affirmative.

05-10 Helvi Murto Estate, Major Subdivision, Marcel Road and Reid Road, Tax Map J-76. Randy Haight is presenting the plan.

Steve Murto is present, representing the estate.
Abutters present: Garth and Liz Fletcher.

Lot J-76 is being subdivided into 4 lots total, with sizes of 12.062, 19.987, 14.997 and 13.796 acres. For frontage these lots use the newly upgraded portion of Reed Road. A letter was presented indicating that this section is now a class V road:

"At the Selectmen's meeting on September 13, 2004, it was voted unanimously to accept and approve the upgraded section of the Class VI Read Road as a Class V road. This approval was based on the recommendations of the Road Agent and Town engineer."

Conservation commission input: A site inspection has revealed sensitive areas which are not shown on the current plan. Recommend more detailed wetlands mapping to better define where houses should and shouldn't be built. Member Liz Fletcher, who is present, thinks there really isn't much chance that these locations will be chosen for houses, due to wetlands and rocky access.

Fire chief input: No comment
Road agent input: No comment
Police chief input: None

Conditions for approval:

1. Add missing driveway for lot J-76 to plat
2. Add missing septic disposal area for lot J-76 to plat

These conditions must be met by December 1, 2005.

Mark makes a motion to accept this proposal as a Completed Application. Chris seconds. Mark, Bruce, Pam, Dotsie vote in the affirmative.

Mark makes a motion to grant conditional approval to this application. Chris seconds. Mark, Bruce, Pam, Dotsie vote in the affirmative.

05-05 Conceptual discussion for David Parker, Major Subdivision, Brookline Road.

Dave wants to know if the 15% conservation easement area needs to be within the subdivision, or if it could be a nice place in another part of town. The board said this was possible, and would be happy to discuss this during the subdivision hearing.

Public Hearing: Amendments to Site Plan Review Regulations

The amendment addresses the fee structure for services.

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

Master Plan

When can we meet to discuss it? Find an evening. SWRPC list of available services.

Adjourn: Mark makes motion to adjourn at 10:45. Seconded. Approved.