

Approved

September 28, 2005 Mason Planning Board

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

Absent: Bruce Mann, Joe McGuire (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, October 26, 2005.

Old Business:

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

New Business: Approved minutes from August.

Public Hearings:

05-11 Eugene Dancause, Major Subdivision, Hurricane Hill Road, Tax Map L-24 and L-25-1. Stefan Toth of Granite State Surveying is presenting the plan.

Abutters present: Joe Iodice, Jerry Bird, Susan Bird, Ken Ingalls, Russell Brown, Kathie Rollo, John Kakos, Glenna Kakos, Carol Iodice, Kathleen Brown, Brian Rollo, Carol Irvin, Tim Smith, Kirsten Smith.

Lot L-25-1 is 23.875 acres, L-24 16 acres. Phased plan. New road. First phase is a road ending in a cul-de-sac, subdividing 8 lots. Road is longer than 1000'. Plan does not include subdivision information (setbacks, septic test pits) for the lots on the rest of the road. Mr. Toth will change the plan to show the full road and provide the remaining information.

A lot line adjustment between lots L-24 and L-25-1 will be needed if each lot is owned by a different party. If they have the same owner, the lots can be merged. The lot line adjustment or merger can be presented as part of the subdivision plan.

The board would like this project to be redesigned and re-noticed to present the full subdivision. A phased implementation of the plan can be discussed during the hearing.

The board reviewed the existing plan against the subdivision requirements so the applicant can incorporate any changes or new information into the revised plan.

Mark makes a motion to vote this application complete. Chris seconds. A 'yes' vote means the application includes all the information we need to proceed. Vote: Linda - nay, Chris - nay, Dotsie - nay, Pam - nay, Mark - nay. The application is voted not complete.

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

Abutters present: Thomas Moran

The plan is now a 4-lot subdivision. The 50' wide right of way has been removed, and the back lot that did not have sufficient frontage has been combined with another lot, thus providing adequate frontage.

Road ends in an L-shaped turnaround. Lot H-32-3 has frontage that cuts in front of H-32-2 for about 200'. The board suggests that the property line between H-32-2 and lot H-32-3 can be redrawn angled to the west so that one lot that does not need to cut in front of the other.

Road name Babb Meadow Lane.

Driveways have been moved off the turnaround.

Is the area on the north of Babb Meadow Lane a reserve strip? It is a skinny piece of land between the abutter's property and the road. However, the road is positioned where it is because it needs the strip for road grading and construction.

Revised input from the fire chief input: "I have met with Tom Moran and inspected the site in reference to a waterhole for fire fighting. There is a waterhole on the Brookline side of the property that has access from the Mason side. There is also a drafting site that has been approved by Brookline for use by their Fire Department. This is close enough for us to access for use the the Mason Fire Department. I don't beleve that we need a water hole on the Mason side."

Report from Roger Parsons, Town Engineer:

1. The 100 year flood limit should be shown to match a known or estimated contour throughout the subdivision.
2. The turnaround at the roadway end should be reviewed and approved by the town road agent.
3. The drainage calculations indicate that existing depressions on the property will absorb any increase in runoff – in order to maintain the depressions I would recommend a prescribed easement be granted to the Town over the area of storage on the proposed lots.
4. There is a typographic error on sheet D-1 referring to the Town of Milford instead of Mason.
5. The storm water discharge at the terminus of the road (in swales) will flow down steep fill and natural slopes. The velocity here should be checked to see if riprap is required at initial construction.

Mr. Moran does not wish to reserve an open space easement. He states that the character of the land is already an undevelopable meadowland, and thus the easement is an encumbrance with no added value.

Mark makes a motion to waive the open space requirement. Voting in the affirmative, to waive the requirement: Mark, Chris, Dotsie. Voting in the negative: Pam, Linda.

Applicant has provided a check for \$300.

Conditions:

- o The applicant should meet with Road Agent David Cook to resolve whether item 3 on the Town Engineer report is really necessary, and whether riprap in item 5 is needed.

If these are needed, notes describing the easement and/or the riprap will be added to the plan.

- o Redraw the property boundary between H-32-2 and H-32-3
- o The road agent will establish the amount of the bonding for the road construction. Town council will establish the bonding procedure.
- o Remove the reference to the Town of Milford.
- o Conditions to be met by December 31, 2005.

Mark makes a motion grant conditional approval to this application. Chris seconds. Voting in the affirmative: Linda, Chris, Dotsie, Pam, Mark. Conditional approval is granted.

05-12 Conceptual discussion for Martin Ruggiero, Major Subdivision, Turnpike Road and NH Route 31.

77 acres, new road, possibly 16 lots. Road on conceptual sketch is a single-outlet road with a teardrop, longer than 1000'. Road begins at intersection of Turnpike Road and Bell Hill Road. Applicant is informed of the 1000' limit. There are places where the road could be given a second access, onto Rt. 31.

Public Hearing: Amendments to Subdivision Regulations

Revised wording on fee schedule. SWRPC review fee is due prior to action by the board.

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

Old Business:

05-08 Kenneth Grant Major Subdivision.

Conditional approval granted August 31, 2005. Conditions resolved as follows. Letters from Selectmen to Mr. Grant, "You may proceed with your rock removal and modification of Abbott Hill Road as a condition of your subdivision approval." And in a second letter, "The Selectmen approved your request for authorization to transfer a lot from the proposed subdivision of Lot B-2 before the work on Abbott Hill Road is completed. No driveway permit or building permit will be issued until the rock outcropping is removed from the curve on Abbott Hill Road. Approval of the work must be obtained from Road Agent David Cook before applying for permits.

Adjourn: Mark makes motion to adjourn at 10:55. Seconded. Approved.