

Approved

October 26, 2005 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Pam Lassen, Laura Weit (SWRPC), Bruce Mann

Absent: Joe McGuire (alternate), Linda Cotter-Cranston (alternate), Chris Guiry (ex-o)

Call to order: 7:45 pm

Next Meetings: Regular meeting, November 30, 2005.

Old Business:

Voting members tonight: Mark, Bruce, Pam, Dotsie

New Business:

Public Hearings:

05-06 Shawn Pieterse, preliminary conceptual presentation for a 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. He now has a rough plan from Meridian showing the manufacturing site and septic site. The board reviewed what information will be needed for the formal hearing.

05-13 Cynthia Hajjar, preliminary conceptual presentation for a Lot Line Adjustment and Minor Subdivision (Tax Map J-36 and J-40), Rt. 124

Ms. Hajjar wants to make a lot line adjustment with a neighbor who has an undersized lot. She also wants to subdivide a lot with a large house on it so that she can build a small house. The lot has less than 500' frontage. However, she also owns an adjacent lot, and another lot line adjustment could be made. The frontage would not be contiguous, but that is permitted.

05-14 Tymar Land Development, preliminary conceptual presentation for a Major Subdivision, Pratt Pond Road, Nutting Hill Road, Batchelder Road, and Greenville Road (Tax Map A-22). Mark Martell of Bedford Design Consultants presenting.

Five lots are planned for Nutting Hill Road, four lots on Batchelder Road. Board provided some advice on lot configuration.

Working Session on Subdivision Regulations

State that a hammer-head shaped 'dead end' is the preferred design for a road terminus. A cul-de-sac design can be used as an alternative.

Ideas on how to word the calculation of frontage: Frontage along a road that ends in a hammer head shall not incorporate the lateral extension of the hammer head. For a cul-de-sac, the frontage shall be measured along the arc of the cul-de-sac. Need pictures!

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