

Approved

November 30, 2005 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Meredith Cooper (SWRPC), Bruce Mann. Mark Richardson is acting as the Selectmen ex-officio member in place of Chris Guiry.

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

Call to order: 8:00 pm

Next Meetings: Regular meeting, December 30, 2005.

Voting members tonight: Mark McDonald, Bruce, Dotsie, Mark Richardson

Old Business:

Review of conditional approvals:

05-10 Helvi Murto Estate, Major Subdivision, Marcel Road and Reid Road, Tax Map J-76.

- o Approved and signed.

05-09 Ruth Moran, Major Subdivision, Brookline Road, Tax Map H-32.

- o Still needs a bonding amount from the road agent and a letter confirming the amount.
- o Also needs a document from Town Council describing the bonding procedure.

New Business:

Public Hearings:

05-15 Ron Ilomaki, preliminary conceptual consultation, minor subdivision, Old Turnpike Road (State Highway 124), Tax Map J-10.

Applicant wants to subdivide a 34 acre lot and build a house. Frontage for one lot would have to be in two locations. Difficult driveway placement – sight distance, state highway, avoiding wet areas.

05-11 Deer Run Real Estate, Minor Subdivision, Hurricane Hill Road, Tax Map L-25-1. Land is owned by Eugene Dancause. Stefan Toth of Granite State Surveying is presenting the plan. Joe Iodice is representing Mr. Dancause.

Abutters present: Andrea Iodice, Jerry Bird, Susan Bird, John Kakos, Glenna Kakos, Russell Brown, Kathleen Brown, Jeff Babel, Bernie O'Grady, Linda O'Grady.

The applicant has a new plan. Lot L-25-1, currently 23.875 acres, will be subdivided into L-25-1 containing 20.751 acres and L-25-6 of 3.123 acres.

Checklist items still needed:

- o Property is not in DES state compliance for a wetlands restoration plan. Liz Fletcher, speaking for the Conservation Commission, indicates that the restoration plan should be completed and execution of the plan should be completed before subdivision approval. DES will issue two letters when appropriate, one approving the restoration plan and one indicating that the remediation work has been completed.
- o Only one page of the plat submission will be recorded with the Registry of Deeds. Add the well protection radius area and the septic area to that page.
- o Plat needs to show all culverts; one is not shown.
- o Remove Easement 'A' and Note 12, concerning an easement for slope, drainage and access rights to lot 25-1 for future road development. Future road development is not part of this subdivision application. The owners can create an easement independently of the subdivision process.
- o Add a note indicating that driveway plans need to be approved by the road agent.
- o A new house on lot L-25-5 is not shown on the plat. Add the house location, septic area and well radius.
- o Fees of \$515 have been paid; additional fees owed include \$135 plus an administrative fee, amount not yet determined.

Mark makes a motion to vote this application complete. Dotsie seconds. A 'yes' vote means the application includes all the information we need to proceed. Vote: Bruce – abstain, Dotsie – aye, Mark McDonald – aye, Mark Richardson – nay. The application is voted complete.

Mark makes a motion to open the public hearing. Dotsie seconds. Vote: Bruce - aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – aye. The hearing is open for comment.

Abutters Jerry Bird and Bernie O'Grady indicate that the property is an eyesore. Topsoil has been removed from the dirt track area. Several junk cars are now on the property.

Abutter Glenna Kakos asks whether a fine levied on the owner two years ago has been paid. She says the subdivision should not be approved if a fine is outstanding.

The board would like to walk the subdivision site. The Conservation Commission recommends that Richard Bond, the certified wetland scientist familiar with the site, and Jeff Blecharczyk from the DES Wetlands Bureau, participate in the walk. Tentative date: December 10, 2005 at 10am. Also ask Roger Parsons. Suggested attendees: Richard Bond, Roger Parsons, a Conservation Commission member, and a quorum of planning board members.

Mark makes a motion to continue the hearing to December 28 at 7:45. Dotsie seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – aye. The hearing is continued to that time and date.

05-14 Tymar Land Development, major subdivision, Pratt Pond Road, Nutting Hill Road, Batchelder Road, and Greenville Road (Tax Map A-22). Mark Martell of Bedford Design Consultants presenting.

Abutters present: Chris Leask, Kathy Chapman, Gary Grebus.

Lot A-22 is a 80 acre parcel. Five lots are planned for Nutting Hill Road, four lots on Batchelder Road; the remainder of the lot is a 48 acre parcel on Pratt Pond and Greenville Roads.

Checklist items needing work:

- o Two easements are proposed, for the fire pond and for the turnaround at the corner of Pratt Pond Road and Batchelder Road. They will need to be drawn up and reviewed with town council.
- o Plat should indicate that the area referred to as "Former location of Greenville Road" cannot be considered frontage, as the former location is not a Class V road.
- o The board would like to see potential house locations on the lots, due to the steep slopes and wetlands.
- o The board would like to see Lot A-22 on one page with 10 foot contours so we can get a better overview of the extent of the class D slope areas. Also show the location and height of the highest point in Mason, which is on this property.
- o A check for \$820 has been received, but the actual fees may be less. That does not include review fees.

Impact reports:

Fire Chief David Cook states that the applicant has proposed a 50,000 gallon fire pond with gravel access.

Road Agent David Cook would like to see the adjacent portions of Nutting Hill and Pratt Pond Road brought up to subdivision standards and paved. He would like to see the proposed driveway locations and drainage plans. He recommends that the board require a bond to cover construction and maintenance costs.

The Conservation Commission did not receive a copy of the plat until tonight, and will comment at the next meeting.

We should provide a notification of potential regional impact to the Greenville Planning Board, and a copy of these minutes.

The board will walk the site on December 10 at 11:30 am.

Mark makes a motion to vote this application complete. Dotsie seconds. A 'yes' vote means the application includes all the information we need to proceed. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – nay. The application is voted complete.

Mark makes a motion to open the public hearing. Dotsie seconds. Vote: Bruce - aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – aye. The hearing is open for comment.

Mark makes a motion to continue the hearing to December 28 at 8:30. Dotsie seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – aye. The hearing is continued to that time and date.

05-06 Shawn Pieterse, Site Plan Review for Dream Barns, Old Ashby Road, Tax Map J-33 and G-62.

Abutters: Mike Farrey, Isabelle Davis, Greg Lison

Mr. Pieterse has received a variance from the ZBA for expanding a barn to a light manufacturing facility of 4000 sq. ft.

ZBA letter: Special exception and variance has been granted, subject to:

- o The existing enclosed area of the barn may not be expanded, but a 20' by 40' wing can be added on each end of the barn.
- o The cottage on Walker Brook road can be used for administrative, non-retail, non-manufacturing purposes such as bookkeeping, design, etc. Use of the cottage is limited to managerial/administrative/bookkeeping employees; to minimize traffic impact on Walker Brook Road other employees shall report to the barn.
- o Applicant shall obtain site plan approval from the Mason Planning Board.

Site Plan Checklist items needing work:

- o Lot G-62 is not owned by Shawn or his wife Sherry Malouf. Deed makes reference to both lots but tax map shows them as one lot.
- o Fees paid \$235. Fees for reviews are not yet determined.
- o Block for planning board should be added.
- o Owner of record should be shown on plan.
- o Add statement about Town of Mason site plan reviews regulations.
- o Waive scale for locus plan. Waive perimeter line bearings and distances. Waive high intensity soil mapping.
- o Need building setback lines. Lot area in acres and square feet. Show septic setback. Need names and addresses of abutters, and uses of abutting lots.

The board will do a site walk on December 3 at 10 am.

The board is not ready to vote the plan complete at this time. But since it's so late (after midnight), we are allowing public comment at this time.

The abutters who live directly across the road from the office voice concerns. Both their house and the office are very close to the road. They are concerned about the frequency of the traffic going to and from the office. Regarding the manufacturing operation, they can hear machinery through the woods when the barn doors are open. When trucks are in reverse gear they can hear the beeping alert. There is also an incinerator on the property that smokes.

Mark makes a motion to continue the hearing to December 28 at 9:00. Dotsie seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Mark Richardson – aye. The hearing is continued to December 28.

Adjourn: Mark makes motion to adjourn at 12:50 am. Seconded. Approved.