

Approved

December 28, 2005 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Meredith Cooper (SWRPC), Bruce Mann, Joe McGuire (alternate), Chris Guiry (ex-o), Pam Lassen

Absent: Linda Cotter-Cranston (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, January 25, 2005.

Voting members tonight: Mark McDonald, Bruce, Dotsie, Chris Guiry (ex-o), Pam Lassen

Old Business: Approved minutes from September, October and November 2005.

New Business:

Public Hearings:

05-17 (New number) 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. Mr. Dancause is present.

Abutters present: Jerry Bird, Susan Bird, John Kakos, Glenna Kakos, Russell Brown, Kathleen Brown, Jeff Babel, Paula Babel, Bernie O'Grady, Linda O'Grady, Ken Ingalls, Alan Wolfe, Carol Irvin for Steve Daly, Edmund Butch Levesque, Anita Spaeth

Mr. Toth sent the PB a copy of the Wetlands Restoration Plan approved by the NH Dept of Environmental Services on Dec. 19, 2005.

Mr. Toth would like the site walk to be rescheduled. The board schedules it for Saturday January 14 at 10 am, with an alternate date of January 21 at 10 am.

Mr. Toth would like a list of deficiencies regarding the existing fire pond construction and site appearance. Ask both the town engineer Roger Parsons and the fire agent and road agent Dave Cook for input.

The review of the checklist items will occur after the site walk.

Mark makes a motion to continue the hearing to January 25 at 8:15. Dotsie seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen – not present (outside for a break). The hearing is continued to the stated time and date.

05-18 (New number) 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: Marshall Buttrick

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.

Changes since last meeting:

- o Potential house sites are shown on sheets T1-T6. These are not required house sites, they were added to demonstrate that a suitable house site exists on each lot.
- o An overview sheet has been added.
- o The small bit of land along Greenville Road that belongs to the estate of Bronson Potter (lot C-1) has been labeled on the summary sheet, sheets S4 and T6.

Alec MacMartin, attorney representing the applicant, states that there is an existing driveway permit for lot A-22.

Abutter Marshall Buttrick voices concern that the two smallest lots (A-22-3 and A-22-4) have the most ledge. The board would like to examine the ledge on these lots during the site walk.

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.

Impact report:

The Conservation Commission strongly recommends a high intensity soil survey. Liz Fletcher, CC member, has provided a survey plan for a two-lot subdivision approved in 1997 that shows more streams than the current plan. If these features are streams, as opposed to drainage ditches, then the septic setbacks need to be positioned the required distance from the streams. The CC recommends that soil scientist Richard Bond should perform a HISS.

The board asks the applicant if Richard Bond can perform the survey. The applicant would like their engineer, James Gove, to survey it and review the data with Mr. Bond. The board agrees that Mr. Gove can perform the work and review it with Mr. Bond. The board would like the survey to be done in April or May, but will ask Mr. Bond for his advice on the timing.

The board wants to walk the site. January 14 at 11:30; alternate date January 21 at 11:30. We will invite Mr. Bond so he can look at the septic sites. We will also ask his opinion about how much of the property be included in the high intensity soil survey.

The road agent recommended paving some of the adjacent roads. Mr. MacMartin is not prepared to discuss that this evening, but will be willing to talk about it at the next meeting.

Mark makes a motion to continue the hearing to January 25 at 9:00. Dotsie seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

05-06 (New number 05-19) Shawn Pieterse, Site Plan Review for Dream Barns, Old Ashby Road, Tax Map J-33. Property owned by Sheryl Malouf.

Abutters present: None.

There was a site walk on December 3. Items brought up:

- o Move dumpster to a less visible location (southerly)
- o Improve grading for parking at northerly end
- o Install insulation for noise abatement
- o Make the smokestack on wood furnace taller to better dissipate smoke
- o Build a shed to stockpile materials so there will be no outside storage

Traffic: At the last meeting an abutter stated there were a number of vehicles passing each day. Mr Pieterese indicates that a portion of the traffic is to and from his house, not just to his business. The traffic to his house is for child care, horse care, and other domestic activities.

Outdoor lighting: There is one outdoor light; it will only be visible from the rear after the addition is built.

Equipment: Heavy equipment will be stored behind the addition.

Number of employees: According to ZBA variance, there can be up to 6. There are now 2 employees and no more are planned at this time.

Hours: 7 am to 6 pm, five days a week. Sometimes trucks will return at a later time; they will just be parked, not unloaded after hours.

Fuel storage: In a movable storage tank, or indoors. The fuel to be stored is 'off road diesel', less volatile than gasoline, much like home heating oil.

Noise: Woodworking tools. The applicant will install insulation for noise abatement.

Changes to plan:

- o Abutters and addresses added.
- o Owners are correctly shown.
- o Locus scale is now 1:20.
- o Building setback lines added.
- o Frontage is shown on locus plan.
- o Lot size in acres and square feet added.
- o Current use data added.
- o Note added stating there are no easements or restrictions on the property

Site Plan Checklist items needing work:

- o Septic engineer seal needs to be signed.
- o Fees paid \$235. Fees for reviews are not yet determined; estimated at \$180. A check for \$180 has been submitted by the applicant.
- o Block for planning board should be added.
- o Add statement about Town of Mason site plan reviews regulations.

Impact reports:

- o Fire chief indicates there is access to the fire pond
- o Conservation commission: no comment
- o Road agent: no comment
- o Police chief: no comment

Mark makes a motion to accept the application as a Completed Application. Bruce seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

Mark makes a motion to continue the hearing to January 25 at 7:45. Chris seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

05-20 Jeffrey Ela and Martin G. & Maria B. Pelletier, minor subdivision and lot line adjustment. Lot line adjustment for Tax Map A-21 and Tax Map 26-2. Subdivision for Lot 26-2.

Abutters present: Marshall Buttrick, Guy Daniello

Checklist items:

- o Review fee is \$135. Administration fee is \$15. Submission fee is \$390.

Mark makes a motion to accept the application as a Completed Application. Bruce seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

Mr. Buttrick is concerned about driveway locations. The previous subdivision for this property showed a driveway location for lot A-26-2, but the driveway has been moved. The board indicates that new location was approved by the road agent, so that it is okay.

Mark makes a motion to continue the hearing to January 11 at 9:30. Chris seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

05-21 Andrew and Linda Ruoff and James K, III, and Constance C. Tucker, lot line adjustment, Black Brook Road and Sand Pit Road, for Tax Map D-26 and D-27-2.

Abutters present: None

Mark makes a motion to accept the application as a Completed Application. Bruce seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

Mark makes a motion to continue the hearing to January 11 at 8:15. Chris seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Joe McGuire – aye, Pam Lassen - aye. The hearing is continued to that time and date.

Adjourn: Mark makes motion to adjourn at 11:00 pm. Seconded. Approved.