

Approved

April 26, 2006 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Bruce Mann, Linda Cotter-Cranston, Chris Guiry (ex-o), Joe McGuire (alternate)

Absent: Pam Lassen, Bruce Mann

Call to order: 7:45 pm

Next Meetings: Regular meeting, May 31, 2006.

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

Old Business:

New Business:

Public Hearings:

Public hearing for amendments to the Town of Mason Subdivision Regulations

The word "residential" is being removed from the Shared Driveway Easement so that the easement may also be used for other uses.

Mark makes a motion to approve the amendment to the subdivision regulations. Linda seconds. Vote: Chris – aye, Dotsie – aye, Mark – aye, Joe – aye, Linda – aye.

Informational hearing, Barrett Hill Road

Informational hearing, Paul Gavin, Townsend Road

Settlement Proposal

06-0x David and Margo Santoro, discussion of settlement between the Town of Mason and the Santoros, minor subdivision, Valley Road, Tax Map G-69

Santoro property, tax map G-69. Santoro's attorney, Charlie Moser, Esq., determined that the right-of-way sometimes known as Flagg Road was a Class VI road, by reference to the town tax map. An RSA states that when a Class VI or better road divides a lot, the two parts can be considered separate lots without going through the town's subdivision process. Subsequently, the Santoros sold the lot containing the house to Mr. Morley (3.xx acres), and retained the remainder (13.913 acres).

The selectmen determined that Flagg Road had been abandoned in 1871, and further note that the tax map contains a statement saying that it is not a registered survey and information in it cannot be used as a legal reference.

The board reviewed the proposed settlement against the subdivision checklist. Items missing:

- o Letter of authorization from David and Margo Santoro
- o Record of abutter notifications

- o Subdivision title
- o Remove the name Flagg Road from the plat, since the road was discontinued in 1871.
- o 7 paper copies
- o Building setback lines
- o Septic setback lines
- o Statement regarding land in current use
- o Granite bounds at boundaries on Valley Road
- o There was a previous hearing for a lot line adjustment on this property, and the applicant stated there was to be a right of way. It's not shown.
- o Structures within 200' of boundaries
- o Significant features within 200' of boundaries
- o Topographical lines
- o Soil type delineation and soil type legends
- o Show any ponds and wetlands on the plat
- o Floodplain in the vicinity of Mason Brook
- o Test pit and percolation test for the 13 acre lot
- o State driveway permit for the 13 acre lot on Valley Road
- o Fees

Board is willing to waive the locus map requirement of a 1:400 scale and accept the existing locus map at resolution at 1:2000.

Adjourn: Chris makes motion to adjourn at 10:00 pm. Seconded. Approved.