

Approved

May 31, 2006 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Bruce Mann, Chris Guiry (ex-o), Pam Lassen, Linda Cotter-Cranston (alternate), Meredith Cooper (SWRPC), Matt Monahan (SWRPC)

Absent: Joe McGuire (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, June 28, 2006.

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

Old Business:

Condition Review and Plat Signing

The board voted to provide an extension and postpone reviewing conditions and signing plats for hearing 06-06, Susan Rodil, and hearing 06-04, Steven J. Morton and and Sally E. Morton, until June 28.

06-03 Martin and Linda Ruggiero, minor subdivision, Tax Map J-22 and lot line adjustment, Tax Map J-22 and J-11-1, on Fitchburg Road and Old Turnpike Road.

This subdivision was granted conditional approval on March 29, 2006. Conditions for approval were:

- o Show the new delineation of the Class V portion of Bell Road from the Class VI portion on the plat
- o Strike the word 'residential' from the shared driveway easement
- o Show new frontage for lot J-11-1
- o Conditions to be met by May 31, 2006.

These conditions are deemed to be met. Discussion on remaining fees, determined that \$51 is still outstanding. Mr. Tuomala will bring a check to Barbara tomorrow. Mark makes a motion that conditions have been met; Bruce seconds. Voting in the affirmative: Mark, Pam, Dotsie, Chris, Bruce. Plat is signed.

05-18 Tymar Land Development, major subdivision, Pratt Pond Road, Nutting Hill Road, Batchelder Road, and Greenville Road (Tax Map A-22).

This subdivision was granted conditional approval on March 29, 2006. Conditions for approval were:

Conditions for approval:

- o Install a standpipe for the fire pond
- o Provide three easements: Fire pond easement, turnaround easement, open space easement, as discussed above

- o Add note to plat indicating that a \$1950 per lot offsite exaction fee will be the responsibility of the lot owner, payable to town at the time a building permit is obtained
- o Add note to plat about EPA Storm Water Pollution Prevention plan owner responsibilities
- o Fees: No more than \$1200 to Roger Parsons. \$300 for filing.
- o Conditions to be met by July 31, 2006.

Discussion on fire pond: The Fire Chief, Dave Cook, has sent a letter stating that he will not approve the fire pond until it has been certified to hold 50,000 gallons and be frost free year round. Chris indicates that the fire pond was not built according to the specifications in the subdivision regulation. The applicant has an engineer who states that the fire pond will hold more than 100,000 gallons, but will not guarantee that it will remain frost free when water levels are low. Because the stand pipe was not built according to specification, Dave Cook and Chris are concerned about safety. Chris would like an offline discussion with the Fire Chief, the Selectmen and the applicant's representatives. This meeting will occur within 10 days.

The board reviewed the easements provided for fire pond, turnaround easement, and the open space easement. All conditions other than the fire pond have been met. Mark makes a motion that when he receives a letter from the Fire Chief approving the fire pond, he will sign the plat. Pam seconds. Voting in the affirmative: Mark, Pam, Dotsie, Chris, Bruce.

Settlement Proposal

06-0x David and Margo Santoro, discussion of settlement between the Town of Mason and the Santoros, Valley Road, Tax Map G-69 and G-69-1

Bruce recuses himself; abutter.

This is a continuation of a discussion held in April. Town Counsel, Atty. Silas Little, presents an agreement that will allow the Town to avoid the expense of a court case. He states this would have not been an issue if the boundaries of Flagg Road were shown on the Santoro subdivision plat at the time the planning board held hearings and approved it. The surveyor for the Santoro subdivision, Mr. Robert Todd, did not show Flagg Road on the plat.

A compromise has been agreed in principle that there are two lots, and that Flagg Road is a bridle path. The status of Flagg Road was determined from the minutes of the 1871 Town Meeting, where a vote was taken to discontinue the road. Mark makes a motion: To accept and sign the plan as is, for recording purposes. This is a settlement and we are not considering this as part of a subdivision process. Dotsie seconds. Voting in favor of the motion: Mark, Pam, Dotsie, Chris.

New Business:

Public Hearings:

05-17 Deer Run Real Estate, minor subdivision, Hurricane Hill Road, Tax Map L-25-1. Land is owned by Eugene Dancause. Mr. Dancause is presenting.

Abutters present: Carol Irvin, Jerry Bird

Mr. Dancause is withdrawing his subdivision proposal. He says he was unable to negotiate a performance bond with the selectmen.

Mr. Dancause would like the town to send him an updated bill.

He also needs an excavation permit to separate topsoil from rocks in the piled materials at the front of the property, so he can use to complete to the fire pond apron. He will obtain that from the selectmen.

Dotsie makes a motion to accept Mr. Dancause's withdrawal of the subdivision application without prejudice. Mark seconds. Voting in favor of the motion: Mark, Pam, Dotsie, Chris, Bruce.

06-07 Robert G. Lipin and Evelyn F. Ellis, minor subdivision, Scripps Lane, Tax Map E-30 and E-30-1. Randy Haight is presenting.

Abutters present: George Schwenk for Mason Quarry LLC, Charles Andersen

The applicant is subdividing lot E-30 into E-30 (21 acres) and E-30-1 (33 acres). Currently part of the needed frontage is on a Class VI road.

Previously the applicants met with the selectmen about upgrading the Class VI road. The selectmen agreed that the portion of the road up to the first radius in the curve of the road could be upgraded.

There are no paper copies of the proposal for the board to review. The applicant submitted them, and copies have been distributed for impact studies, but none are here. The board reviews Randy's presentation copy.

Research by Dr. Lipin indicates that Scripps Lane was discontinued on the west side of the railroad. Chris wants town counsel to review that before any statement is made on the plat.

Granite bounds should be set to indicate the southwest boundary between lot E-30 and the town property and right of way. Two pins, one at the railroad and one at Scripps lane, on the east side of the property. George Schwenk has a plan from 1891 that shows Scripps Lane in a somewhat different location just to the east of the railroad. More research will be needed to nail this down.

Checklist items needed:

- o Current use status
- o Granite bounds to be set
- o Note indicating that the lots are not located in a flood plain
- o More research into delineating the boundary between the town property and Scripps Lane is needed.

Chris makes a motion to vote this Application complete. Bruce seconds. Voting in the affirmative: Mark, Pam, Chris, Bruce. Abstaining: Dotsie.

Mark makes a motion to open the hearing. Bruce seconds. Voting in favor: Mark, Pam, Dotsie, Chris, Bruce.

Mark makes a motion to continue the hearing until June 28 at 8:00 pm. Bruce seconds. Voting in favor: Mark, Pam, Dotsie, Chris, Bruce.

06-08 Barrett Mountain LLC, County Road and Starch Mill Road, 6 lot subdivision, Tax Map F-11. Randy Haight is presenting. Lars Somero is representing Barrett Mountain LLC, of which he is an owner.

Abutters present: Kenneth B. Wilson

The applicant is proposing 6 lots. There is a wetland near the front of several of the lots. A culvert crosses between two wetland areas; the applicant proposes using that location to cross the wetlands with a common driveway to serve lots F-11-6 and F-11-5. Another common driveway is proposed for lots F-11-3 and F-11-4.

Impact report: Road Agent Dave Cook wants drainage easements for the lots on Old County Road. There are swales where water accumulates. He would also like impact fees or offsite exactions for road improvements.

Impact report: Fire Agent Dave Cook says that due to the proximity of the fire hole on Gilman Hill Road, he doesn't see a need for a new one. However, he would like the applicant to replace the dry hydrant as the current one is broken and cannot be used by the Fire Department.

Open space: 15% of the property is 3.7 acres. Dotsie argues that less than 5 acres serves little use and adds confusion. Bruce says it could possibly be combined with a landlocked back lot at some time in the future.

The leach field on lot F-11-4 will be abandoned, and the existing house will be served by a new leach field on lot F-11.

Checklist items needed:

- o Common driveway easements and maintenance agreements
- o State subdivision approval for the three lots that are less than 5 acres

Filing fees and the town administrative fees have not been paid; all other fees have been paid.

Chris makes a motion to vote this Application complete. Bruce seconds. Voting in the affirmative: Mark, Pam, Chris, Bruce, Dotsie.

Mark makes a motion to open the hearing. Bruce seconds. Voting in favor: Mark, Pam, Dotsie, Chris, Bruce.

Mark makes a motion to continue the hearing until June 28 at 8:30 pm. Bruce seconds. Voting in favor: Mark, Pam, Dotsie, Chris, Bruce.

Conceptual Discussion, Kathleen Edelblut, Fireman's Bend, Brookline Road and Hurricane Hill Road

We discussed options for a 75 acres piece with 250' frontage on a Class V road and several hundred feet on a Class VI road.

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