

Approved

28 June 2006 Mason Planning Board

In attendance: Mark McDonald (chair) Joe McGuire, Chris Guiry (ex-o) , Bruce Mann, Matt Monahan (SWRPC)

Absent: Pam Lassen, Dotsie Millbrandt, Linda Cotter-Cranston (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting 26 July 2006.

Old Business:	Sign Platt : Ela/Peltier	All conditions met
	Morton Subdivision	"
	Rodil Subdivision	"

Voting members tonight: Mark, Bruce, Joe, Chris

New Business:

Public Hearings:

06-07 Lipin/Ellis 2 Lot Subdivision

1. Granite bound set – Done
2. Current Use is defined on the plat - Done
3. Motion Passed delineating terminus of Class V road passed at 1974 Town Meeting establishing 1215 feet of Class V road. Drill hole to be set. **Condition of approval**
4. Add note to Platt stating Scripps lane is a Scenic Road as directed by 1972 Town Meeting. **Condition of approval**
5. **Conditions to be met by 1 October 2006**
6. **Motion to approve- Mark Seconded- Joe Vote unanimous**

06-08 Barrett Mountain LLC 6 lot Subdivision

1. Common drives will have recorded Driveway easements and Maintenance Agreements to be recorded. **Condition of approval** Motion to record easements- Chris Seconded-Mark Vote Unanimous
2. Lot F11-4 reconfigure adding continuity of width **Condition Met**
3. Road Agent requests **Four** easements **Condition of approval**
1 on Lot 5
3 on Lot 3
4. State Subdivision approval for 3 lots under 5 acres is pending **Condition of approval**
5. Proposed wells need to be placed outside of wetlands **Condition of approval**
6. Conservation Easement Owner Mr. Somero agreed to place 3.7 acres in conservation easement. Easement area will be delineated between Lots F-11 and F-11-4 **Condition of approval**
7. **Conditions to be met by 1 October 2006**
8. **Motion to approve-Mark Seconded-Bruce Vote- Unanimous**

Public hearing: Proposed Change Planning Board Regulation 5_24

Add " All fire hydrants shall be designed in accordance with the specifications provided in Appendix E "

Motion to accept-Mark Seconded-Joe Vote- Unanimous

10:43 Motion to adjourn