

Approved

November 29, 2006 Mason Planning Board

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

Absent:

Call to order: 7:45 pm

Next Meetings: Regular meeting, December 27, 2006.

Old Business:

Santoro Hearing 06-11

A letter was received from Phil Tuomala on behalf of the Santoro subdivision application, hearing 06-11. The hearing had been continued to this evening. The applicant is not ready to proceed, and cannot attend this evening. The applicant is requesting to continue the hearing until the next scheduled meeting.

The board notes that the application had never been voted complete. The proposal did not comply with the requirements of the Mason Subdivision regulations, specifically Section 4.05d and Section 2, Definitions. The definition of a Common Driveway is: "A common access way servicing not more than two single-family dwelling units on adjoining lots, each of which has frontage capable of providing separate access."

Chris makes a motion to continue the Santoro hearing until the next scheduled meeting. Mark seconds. Pam – aye, Dotsie – nay, Chris – nay, Joe – nay, Bruce – nay, Mark - nay.

The request to continue the hearing to the next scheduled meeting is denied.

Bruce makes a motion to vote the application incomplete, because it does not comply with Section 4.05d. Mark seconds. Pam – aye, Dotsie – aye, Chris – aye, Joe – aye, Bruce – aye, Mark – aye.

The application is voted incomplete.

New Business:

Public Hearings:

06-12 David and Teri Parker, 4 lot subdivision, Brookline Road. Tobin Farwell presenting.

Abutters present: None

A road is proposed, 920' in length, and three new lots of 3.08 acres, 3.9 acres, and 8.28 acres have more than 250 feet of frontage on the road. The original lot containing the house will contain 3.03 acres.

Checklist items:

- Remove the Pelletiers from the owner/applicant box.
- Add name, seal and address of person who prepared the plat.
- Remove secretary line from signature block.
- Add frontage and building setback lines.
- Locus is 1 in 2000, not 1 in 400. Board waives this.
- There is a skinny strip of land along the east side of the proposed road. The board needs to determine whether this is a "reserve strip" according to section 5.04 in the Mason Subdivision Regulations, or under state law.
- Add the use of land for each abutter.
- Add locations of driveways within 200'.
- Show existing driveway.
- Show Pelletier as abutter.
- Need new impact reviews by Fire Chief, Road Agent, Police Chief, Conservation Committee. They reviewed the previous 7 lot proposal, but have not seen this design.
- Show proposed culvert crossing.
- Show Class V status of proposed road and Brookline road.
- Need road design, profile drawing, drainage and grading plan. Need slope easement for construction.
- Where road joins Brookline Road, Brookline Road has a grade of 9%. Subdivision regulations stipulate 8%. Ask Road Agent to comment on this.
- Need state subdivision approval.
- Open space: The applicant offers an open space easement on parcel K-44 on Valley Road, a landlocked piece on Townsend Road, in lieu of open space on the lot being subdivided.
- Need a check for fees, need to verify amount.

Chris proposes adding a note to the plan indicating that the town engineer needs to inspect the finished grade of the road before the town accepts the road.

Issues for future discussion: Dry hydrant, road bonding.

Mark makes a motion to vote this application a Completed Application. Chris seconds. Voting in favor: Mark, Bruce, Joe, Chris, Dotsie, Pam, Linda.

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

Bruce makes a motion to continue the hearing to December 27, 2006 at 7:45 pm. Joe seconds. Voting in favor: Mark, Bruce, Joe, Chris, Dotsie, Pam, Linda.

06-13 Barrett Mountain LLC, Brookline Road, 2 lot subdivision, Tax Map H-29. Randy Haight presenting.

Abutters present: None

One lot is being subdivided into two. Lot H-29 will have 3.488 acres, lot H-29-1 will have 3.512 acres.

Checklist items needed:

- Need state subdivision approval

- Need fees paid

Bruce makes a motion to vote this application a Completed Application. Pam seconds. Voting in favor: Mark, Bruce, Joe, Chris, Dotsie, Pam, Linda.

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

Conditions for Approval:

- Receive state subdivision approval

Dotsie makes a motion to grant conditional approval, with conditions to be met by February 28, 2007. Chris seconds. Voting in favor: Mark, Bruce, Joe, Chris, Dotsie, Pam, Linda.

06-14 Martin Ruggiero, Fitchburg Road, Tax Map Lot J-22-1, Site Plan Review

Abutters present: R. Wilson, R. Griffith, Kevin Bell, Carlene Bell

Mr. Ruggiero proposes three buildings, two containing self-storage rental units (30' x 130') and one industrial building (60' x 175'). This will occur on a 3.03 acre property located on State Highway 31.

The Board discusses procedures. The board would like to work with an engineering consultant. This plan is more complex than the board has experience or expertise to evaluate. Chris suggests we contact the Town Engineer, Roger Parsons. He may recommend other experts. The board wants a preliminary engineering survey. Roger would represent the Town's interests. The applicant may want his own engineer.

Chris makes a motion to allow Matt to call Roger Parsons and see if Roger can work with us to develop a plan of action for a preliminary engineering survey. We would like a meeting with Roger to educate us about this type of proposal. The ZBA would also be invited to attend.

Bruce makes a motion to declare this application incomplete. Mark seconds. Voting: Mark – aye, Bruce – aye, Joe – aye, Chris – aye, Dotsie – aye, Pam - aye, Linda – aye.

06-15 Martin Ruggiero, Churchill Road, Tax Map Lot J-69-1, Site Plan Review

Abutters present: R. Wilson, R. Griffith, Kevin Bell, Carlene Bell

Mr. Ruggiero wants to use an existing building for a car repair and inspection station. He would also have a car dealership.

Mark makes a motion to declare this application incomplete. Joe seconds. Voting: Mark – aye, Bruce – aye, Joe – aye, Chris – aye, Dotsie – aye, Pam - aye, Linda – aye.

06-16 Kevin Bell, Turnpike Road, Tax Map Lot J-xx, Preliminary Conceptual Consultation

Notice of Disclaimer: This is a conceptual discussion, which according to RSA 676:4(II) has no legal binding. Nothing discussed by the Planning Board regarding this proposal should be construed as approval or disapproval of the proposal, either in whole or in part.

Mr. Bell proposes to build 3 or 4 storage buildings for rental units for "dry storage" behind the existing store. He has had two hearings before the ZBA. The ZBA has requested that Mr. Bell get site plan approval and a wetland consultation from the Conservation Commission before granting a variance.

The board would like a surveyed plat. The board has concerns about the wetlands, and about how the access to the second lot is only by a driveway from the first lot. The board would like a more detail design discussion next, before a formal application is submitted. Mr. Bell will have his engineer contact a soil scientist to evaluate the wetlands impact.

06-17 Cynthia Hajjar, Fitchburg Road and Barrett Hill Road, Lot J-40, Preliminary Conceptual Consultation

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Ms. Hajjar has a preliminary proposal for a 8 lot subdivision. The location is northeast of the intersection of Rt. 31 and Rt 124. A new road is proposed off of Barrett Hill Road (Rt 124).

06-18 Proposed Revision to the Wetlands Conservation District Ordinance, Article XVI of the Town of Mason Planning Ordinance

Liz Fletcher and Bob Larochelle of the Conservation Commission are presenting a revision of the Wetlands Conservation District Ordinance to provide a fifty foot wide buffer zone extending from the edge of regulated wetlands. This would extend the protections provided to wetlands to the 50 foot buffer area around the wetland areas.

Chris suggests that, since the Master Plan will contain a water protection appendix, this revision wait until the Master Plan is complete and has been presented to the town. The Master Plan will be complete by October 2007, by contractual agreement with SWRPC.

Adjourn: Mark makes motion to adjourn at 11:55 pm. Seconded. Approved.