

Approved

December 27, 2006 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Chris Guiry (ex-o), Sarah Patriquin (SWRPC)

Absent: Bruce Mann, Joe McGuire (alternate), Pam Lassen, Linda Cotter-Cranston (alternate)

Call to order: 7:40 pm

Next Meetings: Regular meeting, January 31, 2007.

Old Business: Reviewed minutes:
October 25, 2006 – approved
November 29, 2006 – approved

New Business:

Public Hearings:

06-12 David and Teri Parker, 4 lot subdivision, Brookline Road, Tax Map F-30-2. Tobin Farwell presenting.

Abutters present: None

Mr. Farwell requests a waiver of the requirement that a new road must intersect an existing road at a location where the slope is 8% or less. The intersection of the proposed road and Brookline Road is on a portion of the road that has a slope between 7.6 and 9%. Last month, the board wanted Mr. Farwell to discuss this with the Road Agent, Dave Cook. Mr. Farwell did, and Dave Cook asked him to consult the Town Engineer, Roger Parsons.

Roger Parson wanted to know about site distance. It was 250', more than the required 200', but Mr. Farwell decided to extend it 300'+ in both directions.

Roger Parson sent a letter to the board recommending that the requested waiver be granted based on the following mitigating factors:

- Adequate sight distances are being provided
- A level area is being provided along the proposed roadway at the intersection.
- A sight distance easement is being proposed.

Roger Parsons also recommends:

- No additional lots other than the stated 4 lots are allowed to use the proposed access.
- No building permits be issued until the access road has been constructed; necessary sight distance grading and/or clearing has been completed to provide the maximum sight distance possible in excess of the two hundred feet required and the sight distance checked to the satisfaction of the Road Agent.
- An "intersection ahead" sign be placed northerly of the proposed access, at the applicant's expense.

Chris makes a motion to accept the Town Engineer's recommendations and grant a waiver of the slope requirement of 8% or less where a new road intersects with an existing road, subject to the three conditions:

- No additional lots other than the stated 4 lots are allowed to use the proposed access.
- No building permits be issued until the access road has been constructed; necessary sight distance grading and/or clearing has been completed to provide the maximum sight distance possible in excess of the two hundred feet required and the sight distance checked to the satisfaction of the Road Agent.
- An "intersection ahead" sign be placed northerly of the proposed access, at the applicant's expense

Mark seconds. Voting in favor: Mark, Chris, Dotsie.

Mark makes a motion to continue the hearing to January 31, 2007 at 7:45 pm. Chris seconds. Voting in favor: Mark, Chris, Dotsie.

06-19 Martin Ruggiero, Churchill Road, Tax Map Lot J-69-1, Preliminary Consultation for Site Plan Review

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

At the November meeting, the board rejected a site review application as incomplete. Mr. Ruggiero sent the plans for this hearing (J-69-1) as well as the next hearing, to Roger Parsons, the Town Engineer (J-22-1). Mr. Parsons noted the lack of specific information in the proposal and responded that the plan needs: "In particular, setback of building to property lines, impact on grading and drainage, access, parking, notes as to exact use limitations, storage of chemicals, septic disposal if required and many more issues. Lack of data and/or definition of such material leaves the application subject to challenge as well as setting minimal ability for the Town to enforce any development problems."

Chris talks with Marty about the procedure for getting a special exception from the ZBA, and about what they may want to see.

06-20 Martin Ruggiero, Fitchburg Road, Tax Map Lot J-22-1, Preliminary Consultation for Site Plan Review

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

The letter from Roger Parsons quoted for hearing 06-19 also applies to this proposal.

Public Hearing for Proposed Planning Ordinance Amendment per New FEMA Flood Map standards

FEMA reviewed the Town Regulations and sent the Selectmen a list of things to be change in order to make the regulations compliant with the National Flood Insurance Program. This amendment affects the Town of Mason Planning Ordinance.

A list of changes to Appendix A: Town of Mason Floodplain Development Ordinance in the Town of Mason Planning Ordinance can be reviewed at the Town Clerk's office.

Chris makes a motion that we place the following amendment on the ballot for March Town Meeting: "Are you in favor of the adoption of Amendment No. __ as proposed by the Planning Board for The Town of Mason Planning Ordinance as follows: Amend the floodplain ordinance as necessary to comply with requirements of the National Flood Insurance Program?" Mark seconds. Voting in favor: Mark, Chris, Dotsie.

Public Hearing for Proposed Subdivision Regulation Amendment per New FEMA Flood Map standards

FEMA reviewed the Town Regulations and sent the Selectmen a list of things to be change in order to make the regulations compliant with the National Flood Insurance Program. This amendment affects the Town of Mason Subdivision Regulations.

The FEMA recommendations replaciing the existing text in 4.03 Paragraph 3.h, but the board wants to keep it and add the suggested FEMA text. The existing text is "The applicant shall obtain any other applicable governmental permits. For example, if the proposed subdivision may impact wetlands, the Applicant shall obtain a Derdge and Fill permit from the state, as required by RSA 482A."

The FEMA recommends to add to 4.03 Paragraph 3.h:

The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

SWRPC will check with the State OEP if this is okay.

Chris makes an amendment that we adopt the changes above if it is approved by OEP, but if it is not approved, then the existing text will be deleted and replaced with the new text. Voting in favor: Chris, Mark, Dotsie.

06-21 Town of Mason Conservation Commission, Preliminary Consultation for a Lot Line Adjustment, Tax Map G-82 and G-83

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Part of the land granted to the Town of Mason from the Bronson Potter Estate includes a house on Ashby Road. While the Potter will is under dispute by his children, all parties agree that it is in

the best interests of all to sell the house as soon as possible. The house is currently on a 10 acre lot shaped in an ell. The Conservation Commission wants to take the 4 acre ell from this lot and attach it to the 92 acre parcel that is also part of the Potter Estate.

Adjourn: Mark makes motion to adjourn at 10:25 pm. Seconded. Approved.