

Approved

June 27, 2007 Mason Planning Board

In attendance: Mark McDonald (chair), Dotsie Millbrandt, Chris Guiry (ex-o), Joe McGuire (alternate), Pam Lassen

Absent: Linda Cotter-Cranston (alternate), Bruce Mann, Jo Anne Carr (SWRPC)

Call to order: 7:40 pm

Next Meetings: Regular meeting, July 25, 2007.

Old Business:

New Business:

Public Hearings:

07-01 Howard M. Turner, 9 Lot Subdivision and Lot Line Adjustment. Brookline Road, Tax Map F-38, F-38-1, F-38-2. Randy Haight of Meridian Land Services presenting.

Abutters present: Shawn Jodoin, Kirk Farrell, Doug Whitbeck.

The site walk scheduled for June 16 was cancelled, because Mason does not yet have a Town Engineer to replace Roger Parsons, who has moved away. Randy suggests that we see if Roger Parsons would be willing to continue the review, at least through the site walk process. Chris will ask the Town Attorney can be done, given that Roger has officially resigned. The site walk is tentatively rescheduled for July 21, with a go/no-go decision by July 18.

Randy needs to know the fees and charges so far. He thinks the applicant has been charged twice for some fees.

Shawn Jodoin asks about having a hydrology engineer on the site walk. The board response that after the site walk, at the hearing where the checklist is reviewed, the board will determine what engineering reports are necessary.

Mark makes a motion to continue the hearing to July 27, 2007 at 7:45 pm. Joe seconds. Voting in favor: Mark, Joe, Chris, Pam, Dotsie.

Preliminary Conceptual Consultation, Monica Mattell, 2 lot subdivision, Campbell Mill Road, Tax Map H-45.

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.

Carl Chandler wants to subdivide to give a lot to his daughters, Monica and Kathy. The resulting lots will be 50 acres, 5 acres and 3 acres.

The applicant wants to request a waiver from the board to allow the survey precision of the main lot's back line to be at the precision of a tape and compass survey. The applicant is willing to

add a note stating that if the property is further subdivided, a survey at the precision required by the Town's Subdivision Regulations will be required.

07-02 Estate of Bronson Potter, Lot Line Adjustment, Old Ashby Road, Tax Map G-82 and G-83. Bob Laroche and Liz Fletcher of the Conservation Commission presenting.

Abutters: None.

In a letter, the Town Attorney states that because this property is owned by a municipality, it doesn't need to have town board approval, according to the state RSAs. The Conservation Commission is bringing this plan to the board as a courtesy.

Actually, the Town does not yet have title to the Bronson Potter Estate properties yet.

The board asked for easements for two culverts that will allow the town to clean and repair the culverts, as needed. The board pointed out that no septic site or well is shown, and expressed concern about signing off on a plat that does not show the usual required information. Chris responded that because this property is owned by a municipality, it doesn't need to have town board approval, according to the state RSAs.

SWRPC will review this plat against the checklist once the town has title to the properties.

Mark makes a motion to continue the hearing to July 27, 2007 at 8:00 pm. Joe seconds. Voting in favor: Mark, Joe, Chris, Pam, Dotsie.

Adjourn: Mark makes motion to adjourn at 9:15 pm. Seconded. Approved.