

Approved

- August 29, 2007** Mason Planning Board
- In attendance:** Mark McDonald (chair), Chris Guiry (ex-o), Dotsie Millbrandt, Bruce Mann
- Absent:** Linda Cotter-Cranston (alternate), Joe McGuire (alternate), Pam Lassen, Jo Anne Carr (SWRPC)
- Call to order:** 7:55 pm
- Next Meetings:** Regular meeting, September 26, 2007.
- Old Business:** Approved minutes:  
February 28, 2007 - Approved  
March 28, 2007 - Approved  
April 25, 2007 - Approved  
May 30, 2007 - Approved  
June 27, 2007 - Approved  
July 25, 2007 – Approved

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

Plat is signed. Property was deeded to Mason on July 23, 2007. Deed reference is Volume 7787, pages 2421-2423.

**New Business:**

**Public Hearings:**

**07-05 Carl Chandler, Douglas and Monica Maillett, 3 lot subdivision, Campbell Mill Road, Tax Map H-45. Mike Ploof of Meridian Land Services is presenting.**

Carl Chandler, Doug and Monica Maillet. Subdivide Carl's lot into 3 lots, resulting in lot H-45 with 53.8 acres, lot H-45-1 with 5.550 acres, lot H-45-2 with 3.052 acres.

No abutters are present.

The abutter notification for Teresa and Francesco Rotondo was returned "Undeliverable, no such street". The notification had been mailed to Mason but the address is in Brookline. The address labels were provided by Meridian. The board will go through the checklist, but will not take any votes other than to continue the hearing until next month. The applicant will notify the abutter.

The floodplain delineation needs to be clearer. Hatching the area on the plat is sufficient.

The applicant is willing to designate 15% open space.

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. Note 7 states that if the property is further subdivided, a survey at the precision required by the Town's Subdivision Regulations will be required.

Chris makes a motion to continue this hearing to September 26, 2007 at 8:00 pm, by which date the abutter will have received notification. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve. The hearing is continued.

**07-06 Peter and Sharon Swart, Valley Road, Lot Line Adjustment, Tax Map H-39-1 and 39-5. Randy Haight of Meridian Land Service is presenting.**

Peter Swart is present. No abutters are present.

The abutter notification for Kenneth and Theda McGrath was returned "Undeliverable, no such street". The notification had been mailed to Mason but the address is in Townsend. The address labels were provided by Meridian. The board will go through the checklist, but will not take any votes other than to continue the hearing until next month. The applicant will notify the abutter.

The septic system for lot K-39-1 failed. A new septic system has been designed, but it would be within the septic setback for the boundary with lot K-39-5. Lot K-39-5 was subdivided from lot K-39-1 in 1986, has not been built on, and is owned by the same parties. The applicants are requesting the lot line adjustment to provide the required setback for the septic system.

The Building Inspector has approved the septic design.

The board finds the checklist complete.

Chris makes a motion to continue this hearing to September 26, 2007 at 8:15 pm, by which date the abutter will have received notification. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve. The hearing is continued.

**07-07 Robert Lipin and Evelyn Ellis, Scripps Lane, 9 Lot Subdivision and Lot Line Adjustment, Tax Map E-30, E-31, E-36.**

Robert Lipin and Evelyn are present. No abutters are present.

The applicant has requested a continuation. The upgrade construction of Scripps Lane is still in progress. Also, the applicant has a meeting with the Conservation Commission in September about preserving this land.

Chris makes a motion to continue this hearing to September 26, 2007 at 8:30 pm. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve. The hearing is continued.

**07-08 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: Doug Whitbeck, Kirk Farrell, Shawn Jodoin, Edward Belliveau, Richard Stockdale.

This is a new application for subdivision and lot line adjustment for the lots F-38, F-38-1 and F-38-2. There are 9 lots total (instead of the 11 in the previous proposal). The length of the road, Tom Pasture Drive, is 1000' from the centerline of Brookline Road, or 976' of new road. The well protection zones are all within the property boundaries. The lot side boundaries along the road are opposite each other, and the lots meet the road at roughly 90 degree angles. A long driveway is proposed for lot F-38-5; it will cross a culvert that will direct runoff through the areas of steep slopes. The driveway does not cross a wetland.

The 15% reserved open space easement will be bounded by 1" rebar.

The Conservation Commission impact report contains a request for a new site walk, as the CC indicates it did not know the date and time of the walk held in July.

A performance bond will be needed for road construction. The board will also ask for a penalty for non-performance in case the builder abandons the road.

The Conservation Commission asks if a hydrology study of the area could be performed. What responsibility does the town have if a subdivision is approved, but the lot owners cannot build a usable well? Maybe we could invite a hydrologist to the site walk, and ask his opinion. The board will recommend this after the application is voted complete.

Mark makes a motion to accept this proposal as a Completed Application. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve.

Mark makes a motion to continue this hearing to September 26, 2007 at 8:45 pm. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve. The hearing is continued.

Chris makes a motion to rescind the continuation. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve.

Chris makes a motion to open the hearing. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve.

Chris makes a motion to have a hydrologist accompany the CC site walk to evaluate and provide input regarding the availability of potable drilled well water, at the applicant's expense. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve.

Chris makes a motion to continue this hearing to September 26, 2007 at 8:45 pm. Bruce seconds. Vote: Chris – approve, Dotsie – approve, Mark – approve, Bruce – approve. The hearing is continued.

**Adjourn:** Chris makes a motion to adjourn. Bruce seconds. Meeting is adjourned at 9:48.