

Approved

January 30, 2008 Mason Planning Board

In attendance: Pam Lassen, Chris Guiry (ex-o), Bruce Mann, Dotsie Millbrandt, Linda Cotter-Cranston (alternate),

Absent: Joe McGuire (alternate), Mark McDonald (chair), Mark Monahon (SWRPC).

Bruce Mann is chairing the meeting tonight in Mark's absence.

Call to order: 7:45 pm

Next Meetings: Regular meeting, February 27, 2008.
Interim meeting, February 6, 2008.

Old Business:

07-07 Robert Lipin and Evelyn Ellis, Scripps Lane, 9 Lot Subdivision and Lot Line Adjustment, Tax Map E-30, E-31, E-36. Randy Haight of Meridian Land Services presenting.

Charlie Moser is speaking for Lipin-Ellis regarding the conditional approval of hearing 07-07 from October 31, 2007.

Bruce Mann recuses himself from this hearing. Dotsie will chair the meeting for this hearing.

Conditions for approval were:

- Review of the cistern easement by Town Counsel.
- A document describing the 13.2 acre conservation easement on lot E-36, southeast of the property, designated for open space.
- Granite bounds set along Scripps Lane.
- Fees paid.

On behalf of Lipin-Ellis, Charlie has:

- Documentation from Randy Haight, the survey, indicating that bounds have been set.
- Documentation that fees have been paid.
- A signed cistern easement.
- A deed of easement for the 13.2 acre conservation area, not signed.

There is a disagreement about the conservation area easement between the applicants, Lipin and Ellis, and the The Town Attorney, Silas Little, Esq. The disagreement is about the amount of timber that can be cut in a time period. The easement says to use "accepted conservation practices". The Lipins are uncomfortable with an undefined standard. However, the State Forestry website has a document describing the Best Forestry Management Practices.

Chris makes a motion to accept the cistern agreement. Pam seconds. Pam – aye, Linda – aye, Dotsie – aye, Chris – aye.

Chris makes a motion to accept the conservation easement, with a change in wording from "accepted conservation practices" to "Best Forestry Management Practices." Dotsie seconds. Pam - aye, Linda - aye, Dotsie - aye, Chris - aye.

New Business:

Dotsie makes a motion to hold an interim Planning Board meeting one week after the regular meeting. At each regular meeting, we will decide whether we need to hold the interim meeting. Chris seconds. Pam – aye, Linda – aye, Bruce – aye, Dotsie – aye, Chris – aye.

Public Hearings:

07-11 Dimension Spas Unlimited, Robert Lavoie, 2-Lot Subdivision, Hurricane Hill Road, Tax Map L-25-1. Pam Mamacos of Cuoco and Cormier Surveying is presenting.

The applicant is present.

Abutters present: Susan Bird, Jerry Bird, Kathy Brown, Russell Brown.

The 20 acre parcel will be subdivided into two lots. It is treated as a major subdivision because it subdivides a parcel that has been subdivided previously in the past five years.

Items satisfied since the previous hearing:

- Plat now shows abutters septic systems.
- The pre-existing driveway is now label "to be abandoned".

The board finds the triangular 4000 sq. ft. area to be acceptable.

The applicant does not wish to dedicate the 15% open space easement.

Needed:

- Granite bounds to be set along Hurricane Hill, iron pins to be set in back corners.
- Open space easement
- Fees paid

Chris makes a motion to continue this hearing. Bruce seconds. Pam – aye, Linda – aye, Bruce – aye, Dotsie – aye, Chris – aye. The hearing is continued to February 27 at 7:45pm.

07-12 Martin Ruggiero, Site Plan Review, Churchill Rd/NH Route 124, Lot J-69-1. Marty Ruggiero presenting.

Abutters present: Nathan Archambault

ZBA has granted a special exception for this Garage and Maintenance Facility, dependent upon site plan approval needed from the planning board. The special exception was granted in February, 2007 and was set to expire on December 7, 2007. That time has expired. The ZBA has asked the applicant to do the Site Plan Review with the PB first, and then come back for the special exception.

Uses of building: Automobile Repair and Inspection Facility.

There are future plans for other uses. Mr. Ruggiero will request a new site plan and special exception for any future use.

SWRPC has reviewed the plans and has sent comments. The board reviews the comments with Mr. Ruggiero.

Septic system: There is no septic system on site. The one employee (Nathan) lives next door. The Driving Range Golf Facility on the same property contains a septic system and restrooms.

Water supply: Site does not have running water. The well shown on the plat services the Driving Range business. All oil and other fluids to be disposed of will be stored in a tank and removed by an approved automotive material removal and disposal company.

Outside appearance: There will be no changes to the outside appearance of the building.

Screening: The building is already visually screened from the road.

Noise: All within building. Air compressor.

Snow removal: There are cleared areas where plowed snow can be placed.

List of hazardous material to be on site:

- Motor oil
- Antifreeze
- WD40
- Transmission oil
- Brake fluid
- Power steering fluid
- Gear oil

Storage of hazardous materials: Within the existing building.

Storage of cars on site, possibility of fluid leakage. Need Starpak impermeable barrier? Need storm water discharge?

Impact reports:

Police Chief report – no comment.

Fire Chief report – “Applicant needs fire extinguishers in the building inspected by a fire extinguisher company and tagged. The extinguishers need to be hung on the wall, and marked with signs showing their locations.”

Road Agent report – “The only improvement I would like to see is a culvert installed across Churchill Road. The applicant should contact the Road Agent for sizing and location information.”

Conservation Commission report – CC is concerned preservation of vegetation around the small brook that runs near the site.

Employees: One

Hours of Operation: TBD

Needed:

- A culvert to be installed, size and location to be determined by Road Agent Dave Cook
- Hours of operation to be determined
- Number of cars that can be on premises at one time
- Resolution on starpak, storm water discharge

Site walk: Saturday, February 16, 2008 at 10:00.

Dotsie makes a motion to continue this hearing until February 27, 2008 at 8:15 pm. Pam seconds. Pam – aye, Linda – aye, Bruce – aye, Dotsie – aye, Chris – aye.

07-13 Marsha Foster Revocable Trust and Allen Foster Revocable Trust, 3 Lot Subdivision, Mitchell Hill Road, Tax Map B-14-1. Randy Haight presenting.

Marsha Foster is present.

Abutters present: Liz Fletcher representing the Conservation Commission, which is an abutter.

A acre parcel is being subdivided into two 5 acre lots and a 17 acre lot.

Condition resolution:

- Open space is now shown on plan
- Use of abutting properties is shown
- Note added next to "old hwy" indicating its use is unknown
- Soils legend now matches the soils on the property
- Fees are paid
- An open space easement has been prepared

Chris makes a motion to grant approval to this application. Pam seconds. Pam – aye, Linda – aye, Bruce – aye, Dotsie – aye, Chris – aye.

Conservation Commission – Discussion about Amending Wetlands Ordinance

Liz and Bob presented the latest revisions of the amendment. Board will discuss this at the February 6 interim meeting.

Public Hearing on Citizen Petition to Amend the Town of Mason Planning Ordinance

GRAF zone: "...A conventional lot shall be 350 feet of frontage on a class V highway or better and the minimum lot area shall be 174,240 sq. ft. (4 acres) per dwelling unit."

Shawn Jodoin, the amendment's sponsor, presented the amendment. He wants to increase lot size and acreage to allow more space to help preserve of our rural character. Several members of the public spoke in favor of the amendment, as did some board members.

One member of the public and a board member voiced concern that the larger lot zoning could make us vulnerable to a lawsuit. There was disagreement over what the effect on the zoning ordinance might be if a judge found against the town.

The board would like to use environmental criteria such as slope zoning or wetlands zoning, or create a more limited zone with larger lots, instead of rezoning the entire GRAF zone, which covers about 85% of the town.

The board must vote their approval or disapproval (RSA 675:4) of a citizen petition amendment. Some board members are in favor of this amendment; other would prefer to keep the current zoning until an environmental criteria-based amendment is ready.

Dotsie makes a motion to vote our approval or disapproval of the amendment. Pam seconds. Pam – approve, Bruce – approve, Linda – approve, Dotsie – disapprove, Chris – disapprove.

The board can write a short statement to be included on the ballot. Amendment and statement (if any) must be submitted to the Town Clerk by February 5, 2008.

Adjourn: Bruce makes a motion to adjourn. Chris seconds. Meeting is adjourned at 12:15.