

Approved

**February 27, 2008** Mason Planning Board

**In attendance:** Joe McGuire (alternate), Pam Lassen, Bruce Mann, Dotsie Millbrandt, Linda Cotter-Cranston (alternate)

**Absent:** Mark McDonald (chair), Chris Guiry (ex-o), SWRPC.

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

**Call to order:** 7:45 pm

**Next Meetings:** Regular meeting, March 26, 2008.  
Interim meeting, February 6, 2008.

**Old Business:** Approved minutes from November 28, 2008.  
Approved minutes from Jan. 20, 2008.

**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. Atty. Charlie Moser is also present representing Mr. Lavoie  
Abutters present: None

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.

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

Atty. Moser requests that the board waive the open space requirement for lot L-25-1. He points out that the earlier subdivision on the property, by Eugene Dancause, was not required to reserve open space, that it is a minor subdivision, and that there are future plans for this area, and designating open space at this time is premature.

Bruce would be willing to waive this requirement provided that when the property is next subdivided, we reserve the open space at that time. In the meantime the board should review and clarify the open space sections of the subdivision regulations.

Bruce moves to waive the 15% open space requirement. Dotsie seconds. Pam – neigh, Linda – aye, Bruce – aye, Dotsie – aye, Joe – nay.

The regulations ask for iron pins in the back corners. There are several drill holes set, from a previous subdivision. Charlie Moser point out that inserting iron pins where there are already drill holes is problematic.

Conditions for approval:

- Granite bounds to be set along Hurricane Hill
- Iron pins to be set on the back corner of Lot 25-6.
- Fees paid

Bruce makes a motion to grant conditional approval to this application. Linda seconds. Vote: Joe – approve, Dotsie – approve, Bruce – approve, Linda – approve, Pam – neigh. The application is conditionally approved.

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

Abutters present: Nathan Archambault (Nathan is also an employee of the business)

The ZBA has conditionally granted special exception for the Garage and Maintenance Facility, dependent upon site plan approval needed from the planning board, taking into consideration the recommendations of the Conservation Commission.

Uses of building: Automobile Repair and Inspection Facility.

From the site walk, Bruce asks how many unregistered vehicles will be stored on site.

The ZBA's approval reads as if one of the conditions is that the applicant install a water supply and septic facilities. Mr. Ruggiero did not think that was a decision of the ZBA, but that was part of what the ZBA wanted the PB to address in its site plan. Liz Fletcher of the Conservation Commission also understood that the ZBA wanted the PB to address this issue.

Mr. Ruggiero also indicates that the ZBA made allowance for 12 vehicles to be stored on the premises. This was not in the ZBA decision.

Bruce questions whether the ZBA has the authority to make these decisions. The ZBA has the authority to determine if it is a legal use.

The board determines that it should proceed with the site plan review, which will include the issue of septic and water supply.

As part of the site plan review, the board now reviews the Conservation Commission recommendations. Mr. Ruggiero agrees to them, listed below as part of the "Agreed" items.

CC note on sewage: Mitchell Locker of NHDES informed the CC (email 2/5/08) that if water is not provided to a facility then the state does not require a septic system, although towns may have authority to require improvements.

Agreed to:

- Employees: No more than 3 (only have 1)
- Hours of operation: 6 am to 8 pm
- Number of customer vehicles on site: Maximum 12
- Number of unregistered vehicles (not customer vehicles) on site: Maximum 12
- Outdoor lighting: 2 existing lights, no new ones planned. Mr. Ruggiero will come back to the board if changes in lighting are planned.
- Starpack to be put down for outdoor vehicles to be parked on
- A culvert to be installed, size and location to be determined by Road Agent Dave Cook
- Fire extinguishers to be installed as recommended by the Fire Chief (already done)
- All vehicle work to be done inside the building
- No vehicle body work, painting, vehicle washing or steam cleaning, or parts cleaning using solvents to be done
- No floor drains (none exist at present)

- If existing diesel fuel tank shown on plan is to be used for fueling vehicles in future (not used at present), an impervious surface must be installed next to it large enough for trucks to be parked on when being fueled.
- Outdoor fuel tank – not currently planned to use. If the applicant wants to use it in the future, applicant needs Bruce requests him to come back before the board because it is a change in use
- Vehicles waiting to be repaired must be parked on impervious surfaces.
- Best Management Practices to be followed as indicated in NHDES Pitstops Manual
- A vegetative swale to control of storm runoff and snow storage (“filter swale”) of sufficient size to prevent sediment from reaching the wetland
- Bruce will provide young Scotch pines for visual screening. Nathan will dig the holes to plant the trees.

Send minutes to: donkodiac@aol.com

Bruce makes a motion to approve the site plan as proposed in the plat and with the points agreed to in these minutes. Pam seconds. Pam – aye, Linda – aye, Bruce – aye, Dotsie – aye, Joe – aye.

**Adjourn:** Pam makes a motion to adjourn. Linda seconds. Meeting is adjourned at 10:00.