

Approved

June 25, 2008 Mason Planning Board

In attendance: Mark McDonald (chair), Chris Guiry (ex-o), Pam Lassen, Bruce Mann, Dotsie Millbrandt, Joe McGuire (alternate, arrived 8:20)

Absent: Linda Cotter-Cranston (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, July 30, 2008.
Public hearing, July 16, 2008.

Old Business: Approved minutes from February 6, 2008.
Approved minutes from February 27, 2008.
Approved minutes from June 11, 2008.

Public Hearings:

Discussion on the Amending the Zoning Ordinance

This is about lots that became non-conforming after the March amendment.

In attendance: Shawn Jodoin, Doug Whitbeck, Kirk Farrell, Harvey Jodoin, Cynthia Hager, Cynthia's friend

The amendment was a citizen petition initiated by Shawn Jodoin, who is present. Mark asks Shawn if his intent was to establish stricter zoning for lots being subdivided in the future, or if his intent was also to include subdivisions that have already occurred. Shawn states that his intent was to affect lots being subdivided in the future.

Charlie Moser suggests the board take care, when amending, not to take away the ability to make the zoning more restrictive in the future, for reasons that may be important at the time.

Any variances already granted remain granted. The zoning change does not revoke that.

Sy's suggested amendment... "Notwithstanding the frontage and lot area imposed by this section, a lot approved by the Planning Board prior to March 11, 2008 may be built upon for a single family residence provided that the setbacks are complied with."

The March amendment made many lots in town non-conforming. There are problems with owning a non-conforming lot. According to the zoning ordinance, non-conforming lots cannot be made more non-conforming, nor can there use be changed. For example, you could not establish a business on a non-conforming lot. Could you build usual accessory buildings such as a barn on a non-conforming lot?

Charlie suggests "shall be deemed conforming" ... the board comes up with:

"Notwithstanding the frontage and lot area imposed by this section, a lot approved by the Planning Board prior to March 11, 2008 shall be deemed conforming to the minimum lot size and frontage requirements of the GRAF zone."

Pam makes a motion to accept the above language as an amendment to the Mason Planning Ordinance Article 5, paragraph B, section 4. Chris seconds. Vote: Mark – aye, Bruce – aye, Chris – aye, Dotsie – aye, Joe – aye, Pam – aye.

Notices submitted for first hearing by: July 2, 2008

First hearing: July 16

Optional second hearing: July 30

Final text to town clerk, 5 weeks before town meeting: by August 5, 2008

Town meeting date (tentative): September 9, 2008

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

Nate has performed or verified all the conditions established on February 27, 2008.

- 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
- Starpack to be put down for outdoor vehicles to be parked on - done
- A culvert to be installed, size and location to be determined by Road Agent Dave Cook – Selectmen have received a letter from Dave Cook stating he will install the culvert in July (needs to close road to do this)
- Fire extinguishers to be installed as recommended by the Fire Chief - done
- All vehicle work to be done inside the building - agreed
- No vehicle body work, painting, vehicle washing or steam cleaning, or parts cleaning using solvents to be done - agreed
- No floor drains
- An impervious surface has been installed under the diesel fuel tank for protection during fueling
- Outdoor fuel tank – not in use nor currently planned to be
- Vehicles waiting to be repaired must be parken on impervious surfaces.
- Best Management Practices to be followed as indicated in NHDES Pitstops Manual
- A vegtative swale has been dug to control of storm runoff and snow storage (“filter swale”) of sufficient size to prevent sediment from reaching the wetland
- Bruce provided young Scotch pines for visual screening. Nathan dug the holes and planted the trees.

Mark is sending a letter to the Selectmen indicating that Nate has complied with the site plan review conditions and the planning board has approved the site plan.

Mark moves that all conditions have been met, and the site plan is approved. Bruce seconds. Vote: Mark – aye, Bruce – aye, Chris – aye, Dotsie – aye, Joe – aye, Pam – aye.

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