

Approved

October 29, 2008 Mason Planning Board

In attendance: Chris Guiry (ex-o), Dotsie Millbrandt (acting chair), Pam Lassen, Mark McDonald (chair, arrived 8:55), Kerrie Diers (NRPC)

Absent: Joe McGuire (alternate), Bruce Mann, Linda Cotter-Cranston (alternate)

Call to order: 7:45 pm

Next Meetings: Regular meeting, November 19, 2008.

Old Business: Approved minutes from August 27, 2008.
Approved minutes from September 24, 2008.

New Business: **None**

07-08 Howard M. Turner, 9 Lot Subdivision and Lot Line Adjustment, Brookline Road, Tax Map F-38, F-38-1, F-38-2, newly created lots F-38-3 through F-38-8.

Randy Haight of Meridian Land Services and Attorney Morgan Hollis are representing Mr. Turner.

This subdivision was granted conditional approval on November 27, 2007. Final approval was granted on Feb. 14, 2008 and the plat was signed. The zoning amendments went into effect in March, 2008. The board uses the signoff date in the planning board box on the plat as the date in which the subdivision officially takes effect. This date is entered by the planning board chair when the plat is signed.

Attorney Hollis has sent a letter with questions about this subdivision in regards to the changes in the Planning Ordinances. Mr. Turner would like an agreement stating what "active and substantial" development is to vest his subdivision and protect it from rescission or changes in ordinances and regulations for the following 4 years.

The board discussed the desirability and usefulness of a Developer's Agreement that would list a series of milestones and target completion dates. Such a developer's agreement would make it easier for the Planning Board, Building Inspector, Town Engineer, Road Agent and Selectmen to follow the progress of construction. If signed by the developer and by the town, it would constitute an agreement on the criteria for active and substantial development and for completion of the subdivision.

Atty. Hollis will develop a plan of "active and substantial" activity with several milestones over a 4 year timeframe, and bring it to next month's meeting.

Working Document - Proposed Amendments to Town of Mason Subdivision Regulations

Discussion about the new section "Protection of Approved Plans" that Kerrie has drawn up. Decided to add a Developer's Agreement template similar to the plan discussed earlier with the Turner subdivision representatives.

Working Document - Proposed Rules of Procedure

Reviewed a new Town of Mason Planning Board Rules of Procedure that Kerrie brought. It discusses Planning Board constitution, procedures for holding meetings, accepting applications, rendering decisions, keeping records, and Right-To-Know compliance. Kerrie will send a revised document that the Board can review at the next meeting.

Workforce Housing

Discussion about new state requirement to take effect July, 2009.

Floodplain Ordinance

The town's flood plain ordinance has been reviewed for compliance with FEMA standards. While overall it is in good shape, it needs a new sentence defining 'new construction' to be fully compliant. The PB needs to draw an official notice of amendment containing the text to be inserted, hold a public hearing, and submit the amendment proposal to the Town Clerk in time to get on the March 2009 Town Meeting warrant.

Public Hearings: None

Adjourn: Chris makes a motion to adjourn. Pam seconds. Meeting is adjourned at 9:45.