

Approved

**December 03, 2008** Mason Planning Board

**In attendance:** Mark McDonald, Dotsie Millbrandt, Pam Lassen, Bruce Mann

**Absent:** Chris Guiry (ex-o), Joe McGuire (alternate, Linda Cotter-Cranston (alternate), Mark McDonald (chair, arrived 9:00)

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

**Next Meetings:** January 7, 2009

**Old Business:** Approved minutes from November 19, 2008.

**New Business:** **None**

Pam new chair!

**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 presenting. Mr. Turner is also present.

Abutters present: Kirk Farrell, Shawn Jodoin, Howard M. Turner, Jr, Dave Parker, Mike Creighton

Randy, Attorney Hollis and Mr. Turner reviewed the proposed 4 item Statement of Work that The PB attached to the minutes after last month's meeting. The revised their letter to include those 4 items.

When board approves the SW, it then goes to Town Counsel for review. Then it will be signed by the four parties to the Turner subdivision.

If the developer sells the first three lots on Brookline Road, the drainage structure has to be completed and the bond posted for the road construction. What if the road is not built? Part of the unbuilt road is needed for the frontage requirements for Lot F-38. How much of the road will the town have to build? Can it be limited to just access to the house, or does it need to be built to the full frontage. Can the subdivision be revoked for the undeveloped? Ask the Selectmen and Town Counsel.

Pam makes a motion to approve the Turner Subdivision Development Agreement. Mark seconds. Vote: Make – aye, Bruce – aye, Pam – aye, Dotsie – aye.

**06-12 David and Teri Parker, 4 lot subdivision, Brookline Road, Tax Map F-30-2. Tobin Farwell presenting.**

Dave Parker is present. Mike Creighton, who is an interested party, is also present.

That lot to be deeded to the town for open space...Dave has a tax bill for a lot K-45, 7 acres. That agrees with an old tax map from 2000. However, the current tax map lists K-45 as 18 acres and K-44 as 5 acres. Dave doesn't own K-44, so he will give the deed to K-45 to the town. (Dave bought the land 20+ years ago from a town tax sale.)

Is a bond acceptable in lieu of a 4-year developer's agreement? At the last meeting, Chris was going to ask Town Counsel.

Dave has a list of work to be accomplished each year to show active and substantial development. At the time the conditional approval was granted, according to the minutes of January 31, 2007, the board made the following statement, "Because no building permits will be issued until the road is finished, a bond is not needed. After the scratch asphalt surface is in place, then applicant can work with the selectmen to set a bond to be in effect until the road is accepted by the town. Maintenance of the road is up to the owner until the road is accepted."

### **Proposed Warrant Article for Capital Improvements Program**

The town meeting must authorize the Planning Board to implement a Capital Improvements Program. This is needed for any advance growth management techniques. Bruce makes a motion to approve the wording as follows:

\*\*\*

Dotsie seconds. All in favor.

### **Proposed Rules of Procedure**

Reviewed changes. Dotsie makes a motion to approve it. Pam seconds.

**Public Hearings:      None**

**Adjourn:** Pam makes a motion to adjourn. Bruce seconds. Meeting is adjourned at 10:30.