



Mason Planning Board

July 29, 2009

Approved

Attending

Pam Lassen (chair), Mark McDonald, Dotsie Millbrandt, Chris Guiry (ex-o), Joe McGuire (alternate)

Absent

Bruce Mann, Linda Cotter-Cranston

Call to order

7:40 pm

Next Meeting

August 26, 2009

Old Business

None

New Business

Public Hearings

Last month, the hearings for the subdivision amendments were properly noticed, but the meeting did not have a quorum of planning board members and so the hearings were not held. They will be noticed again for the regular August meeting.

Workforce Housing Committee Interim Report

Dotsie describes the mission of the Workforce Housing Committee: to study and explore ideas that can help Mason not only comply with the upcoming Workforce Housing RSAs, but also benefit the town. WFH is all about opportunities: The town needs to provide opportunities for housing that can be built at the median area affordability level (\$262K). The town needs to provide rental opportunities. The town needs to provide opportunities for multi-unit housing to be constructed, for up to 5 dwellings per unit.

Bob Larochelle and Bob Dillberger make a presentation about Open Space Subdivisions, a means of using only a small portion of a lot for development and preserving the remainder as open space. This technique includes a seven step layout process that the developer and the Planning Board use together to determine the best locations for the open space, roads and houses.

Questions from the board:

- Can the open space have public access? Discuss pros and cons. A combination of town policy and individual modifications based on land characteristics.
- Open space neighborhood could have themes, such as horses or an air park, with land policies suitable for that open space neighborhood in accordance with to the interests of the residents.
- Density bonus - could be modified by the land policy chosen for the OSD (eg, density bonus for allowing public hiking access)

Dotsie presents a preliminary document describing what an Accessory Dwelling Unit (ADU) is and how ADUs could be introduced in Mason.

Comments from board:

- Fix ADU write-up - change "only" to "one".

Notes

Joe's new email is nuttinghill@gmail.com

Adjourn

Pam makes a motion to adjourn. Mark seconds. Meeting is adjourned at 9:30.