



Mason Planning Board

August 27, 2014

Approved

Attending

Pam Lassen (Chair), Mark McDonald (vice chair, secretary pro tem), Louise Lavoie (ex-O), Lee Ann Currier (A), Eric Anderson, Camille Patterson (NRPC)

Absent

Dotsie Millbrandt, Linda Cotter-Cranston (A).

Call to order

7:40 PM

Next Meeting

September 24, 2014

Old Business

New Business

7:50 PM - 14-02 – Lot line adjustment between lots K-9 and K-10-2 at 403 Jackson Road.

Disclosure: Ms. Lavoie states she has used that company for septic service in the past.

Conservation Commission states that they received the application but have not yet had their meeting, so they have not yet had the opportunity to review the application as a board.

Ms. Lassen appoints Lee Ann Currier as an alternate for 14-02.

Ms. Lassen motions to accept the application as complete. Ms. Currier seconds. The motion carries unanimously.

Mike Ploof – Fieldstone land Consultants – Has letter of authority from applicants to present. Presented lot line adjustment. Proposal is to move the lot line between K-9 and K-10-2 to the northeast corner of K-10-2, creating a lot with 350 feet of frontage and 4 acres, and leaving a larger non-conforming lot with 10 feet of frontage along Jackson Rd. Applicant is also asking for a 50-foot-wide access easement because the back lot is land-locked.

Camille Pattison reviewed the NRPC findings on the application, including:

- One of the proposed lots is non-conforming, almost doubling but still not meeting the frontage requirement and narrowing to less than 90% (315 ft.) of the required frontage of 350 ft. Further, the Mason Subdivision regulations state that access to a lot should be from the lot's frontage without requiring a driveway.

Majority of K-10 is in current and Lot K-9 is also in current use.

Garth Fletcher (public, non-abutter) pointed out that the 4-acre lot is scrunched down to the minimum size and the plat does not show a well radius or alternate field location for the septic in case the primary site fails.

Anna Faiello (public, abutter) – Says K-15 has frontage (215 feet) and for a long time has been presented as a way to get access via Jackson Road.

John Cooper (public, abutter) – suggests we eliminate the 10 feet of frontage from Lot K-10-2.

Gary Wolpert (public, abutter) – concern with frontage of “buildable” vs. “non-buildable” lots. Ms. Lassen responds that the ordinance covers lots and requirements to be conforming.

The Board reviewed the following waivers:

- Locus Plan – 1-400'
- Topography at 2-ft. intervals
- Location of watercourses
- Soils data
- All significant man-made features
- Map scale at 100 feet per inch

Mr. Anderson makes a motion to accept the waivers. Mr. McDonald seconds. The motion carries unanimously.

The board points out that the larger lot is not part of the building site, so the issue about the lot narrowing to 90% of the frontage is not applicable.

The board discussed the following conditions:

- Move lot line to allow 75-ft. well radius within K-10-2
- Show well radius entirely located on K-10-2
- Show 4k sq. foot leach field area on K-10-2.
- 2 granite bounds on front lot corners and 3 iron pins on back corners must be set and noted as such on plat.
- NRPC fees – Ms. Pattison will send a final bill.
- LCHIP fee made out to Registry of Deeds - \$25
- Tax Map update fees - \$50 (\$25 per lot)
- Registry fee - \$26
- Administrative filing fee - \$25

Note: \$305.25 application fee has already been paid.

The board discussed and agreed that the 350 ft. frontage on K-10-2, leaving 10 feet of frontage on K-9 can remain unchanged in the plat.

Mr. Anderson suggests consulting the approved septic plan to see if it shows a reserve area.

Ms. Lassen makes a motion to approve 14-02 lot line adjustment with the above conditions by Nov. 29th – plat to be signed in a Planning Board meeting. Ms. Currier seconds. The motion carries unanimously and the plat is approved.

Adjourn

Ms. Lassen makes a motion to adjourn the meeting at 10:05 PM. Ms. Currier seconds. The motion carries unanimously and the meeting is adjourned.