



Mason Planning Board

March 25, 2015

Approved

Attending

Mark McDonald (Acting Chair), Louise Lavoie (Ex-O), Dotsie Millbrandt, Lee Ann Currier, Pam Lassen, Camille Pattison (NRPC)

Absent

Eric Anderson, Linda Cotter-Cranston

Call to order

7:40 PM

Next Meeting

April 29, 2015

Old Business

The board voted to approve the minutes of February 25, 2015.

The board corrected the copy of the April 26, 2014 minutes, which said "Unapproved". The minutes had been approved. The board voted to change it to "Approved".

The board is curious to know how the website copy of the March 26, 2014 minutes did not contain all the material that the board's copy of the March 26, 2014 minutes. The section on Hearing 2014-1 and its conditional approval was missing, but it is there now.

The board read the correspondence.

The Selectmen will respond to the request from AECOM to provide information on environmentally sensitive areas.

The Selectmen sent a letter regarding Martin Ruggiero, with a general policy on lot line adjustments or lot mergers, with the goal of avoiding legal action and not creating non-confirming lots. The board will keep the letter in its files.

New Business

Dotsie reports from the subcommittee preparing an aquifer overlay and lighting ordinance. Draft ordinances are ready for review.

Dotsie presents the Outdoor Lighting Ordinance on behalf of the subcommittee. . PB and Selectmen should review. The board raised some issues, including:

Pam: What does the recommended lighting look like? Add a picture or drawing of a compliant outdoor light fixture to the document.

Mark: I would recommend not requiring existing uses to remedy sky glow and road glare issues. I'm not sure this is even legal to require upgrades to existing properties when the owner is not making any changes.

Dotsie presents the Aquifer and Wellhead Protection Overlay District Ordinance on behalf of the subcommittee. Issues raised include:

Camille: Under prohibited uses in the aquifer district, you could add pipelines that transmit oil, gas, or any hazardous substances.

Mark: I have heard that CMA (Calcium Magnesium Acetate) is harmful to aquatic life. It would be good to verify this.

For the first stage of review of the proposed ordinances, planning board members and the Selectmen should review these documents carefully. The subcommittee would like to receive review comments in writing or email so the subcommittee can review them and revise the ordinances. Once the Planning Board and Selectmen review comments are incorporated, the Town Attorney and the NRPC should review them.

Dotsie makes a motion to authorize the subcommittee to work on a noise ordinance. Pam seconds. All board members vote in favor.

Camille presented an outline of a procedure for applications to the planning board for site plan review and subdivision hearings. The board provided comments, Camille will add more detail.

The next Mason Planning Board that Camille will attend will be the May board meeting, to conserve our budget of billable hours for NRPC work.

Adjourn

Dotsie makes a motion to adjourn. Linda seconds. Motion carries unanimously. Meeting is adjourned at 10:05 PM.