



Mason Planning Board

April 29, 2015

Approved

Attending

Mark McDonald (Acting Chair), Louise Lavoie (Ex-O), Dotsie Millbrandt, Eric Anderson, Lee Ann Currier (Alt), Lisa Senus (Alt)

Absent

Linda Cotter-Cranston, Pam Lassen, Camille Pattison (NRPC)

Call to order

7:45 PM

Next Meeting

May 27, 2015

Voting members tonight: Mark, Dotsie, Linda, Eric, Lee Ann. If a member is recused from a vote, Lisa will be a voting member.

Old Business

The board voted to approve the minutes of March 25, 2015, with a spelling correction and a name of the person who seconded the motion to adjourn.

The Planning Board received a request from AECOM to provide information on environmentally sensitive areas. The Selectmen will handle the response through NRPC. NRPC is providing a region-wide response with maps, they ask that the town review the maps before they mail the response.

The board read the correspondence.

New Business

Hearing 2015-01

Voluntary Merger of Lots B-21 and B-24 owned by Amyas and Tamara Huston.

Tamara Huston is present.

Abutters present: Wolfgang Millbrandt

Board members recusing from discussion: Dotsie Millbrandt

RSA 674:39-a Voluntary Merger – Merging lots does not require a noticed public hearing. The following is a discussion. The Planning Board will verify that the merger creates no violations of current ordinances or regulations.

Criteria:

- Ownership of both lots to be consolidated is identical
- The parcels to be merged are not subject to any separate liens or mortgage; or any such liens or mortgages apply to both parcels equally.

This application meets the criteria.

Louise makes a motion to accept the Voluntary Lot Merger form prepared by Selectmen Charles Moser with the applicants. Mark seconds. Vote: All in favor.

Charlie Moser states that the house is on less than 1/2 acre and the lot across the street contains considerable wet area. The two lots are less non-conforming merged as one lot.

Public comment: In general, if a lot spans a roadway, where are the setback limits? The subdivision regulations say the setback is from a property line or public roadway.

The fee is \$16.49. Selectmen will collect the fee and record the deed.

Mark makes a motion to approve this application. Eric seconds. Vote: Mark – yes, Lee Ann – yes, Eric – yes, Louise – yes, Lisa – yes.

Lighting Ordinance

Selectmen note that this ordinance, as written, will be very difficult to enforce because it is not specific about how much light constitutes "glare". Selectmen are concerned that it may result in more issues coming to the selectmen from residents complaining about their neighbor's lighting.

Some discussion ensues. When the subcommittee was appointed to develop ordinances for lighting and aquifers, it was because townspeople were concerned with development of a gas pipeline and accompanying lighting and noise from construction, monitoring equipment and a possible compressor station. Now the ordinance as proposed would affect all town residents, regardless of the presence of a pipeline.

There was general agreement among those present that the ordinance should be changed to apply to Commercial and Industrial uses, and public street lighting.

Aquifer Ordinance

Selectmen are concerned about the definition of a Commercial Feedlot. Most animal husbandry in Mason meets the USDA criteria of a commercial feedlot due to our long months of snow cover. The subcommittee should find or develop a definition that better differentiates between

commercial animal husbandry (eg "pig farm") and a resident with a few horses or a flock of chickens.

Rules of Procedure

Section "MEMBERS", paragraph 7, "Designated Representative": Move to section "OFFICERS AND OTHER BOARD DUTIES", after "Secretary pro tem".

Section "OFFICERS AND OTHER BOARD DUTIES", paragraph 2: What happens if neither the chair nor vice chair are present? How about: If a quorum is present, choose a chair pro tem from the full members, not including the ex-officio.

Section "MEETINGS", paragraph 1, word as "No hearings started after 9:59 pm. A hearing in progress may proceed or be continued to another meeting at the board's discretion."

Section "MEETINGS", paragraph 4, be specific in the count: "A majority of the membership of the Board (3 members)..." . Delete the lines that begin with "The alternate should continue until..." (We have had applications that have been continued over the course of 10 hearings, and it would not be possible to complete such an application if a member cannot vote if they have missed one hearing.)

Section "NOTICE", paragraph 2: Add "calendar" after ten (10), same as paragraph 1.

Adjourn

Louise makes a motion to adjourn. Lisa seconds. Motion carries unanimously. Meeting is adjourned at 9:35 PM.