



Mason Planning Board

October 28, 2015

Approved

Attending

Mark McDonald (Vice Chair), Dotsie Millbrandt, Lee Ann Currier (Alt), Louise Lavoie (Ex-O), Lisa Senus (Alt), Camille Pattison (NRPC), Pam Lassen (Chair), left at 8:20

Absent

Linda Cotter-Cranston (Alt), Eric Anderson

Call to order

7:40 PM

Next Meeting

November 18, 2015

Chairperson tonight: Mark McDonald

Voting members tonight: Pam, Mark, Dotsie, Lee Ann, Louise.

Old Business

Minutes: The board voted to approve the minutes of September 30, 2015, with no corrections.

Correspondence: The board reviewed the recent correspondence.

New Business

George Schwenk presented a conceptual drawing of a proposed lot line adjustment that would add additional acreage to connect and extend two existing parcels of conservation land, resulting in one large parcel of conservation land. The land is north of Merriam Hill Rd and west of Darling Hill Rd. The board described the process to be followed.

Camille presented the NRPC review feedback on the Aquifer and Wellhead Protection Overlay District Ordinance. Dotsie will update to document to reflect the feedback, and send to Louise to pass to Attorney Drescher.

What approach to take for lighting, noise, blasting, etc.? Possibilities:

- Enhance Site Plan Regulations to include lighting, noise and related disturbances.
 - o Pro:
 - Does not need to follow the hearings timetable for the March town meeting.
 - As a regulation, you can allow waivers as needed. This may be useful given the complex technical nature of some of the regulations.
 - o Con:
 - Kinder-Morgan has stated they will abide by local regulations for items such as noise. Having noise, lighting, etc in a regulation, as opposed to an ordinance, may not carry as much weight.
- Take a model ordinance and adapt it for Mason quickly.
 - o Pro:
 - It will have the authority of an ordinance and provisions cannot be waived.
 - o Con:
 - Some of the provisions of the ordinance are highly technical and outside our realm of experience. Some require study: Are the example noise decibel limits appropriate for Mason?
 - Acting quickly may result in errors and unintended consequences.
- Mason's Planning Ordinance already has a paragraph about noise and related disturbances. This paragraph could be amplified, or additional paragraphs added, to more specifically address noise, but not in as much detail as a full ordinance. Here is Article IV, Paragraph C:

"Any use that may be obnoxious or injurious by reason of the production or emission of odor, dust, smoke, refuse matter, fumes, noise, vibrations, glare, or similar conditions, or that are dangerous to the comfort, peace, enjoyment, health or safety of the community or leading to its disturbance or annoyance are prohibited."

 - o Pro:
 - Doable in the required timeframe for public hearings.
 - Can be tailored to our current needs.
 - A full noise ordinance can be addressed for next year.
 - o Con:
 - Not as thorough.

The board favors the latter approach for noise considerations. For lighting, the board will utilize the Outdoor Lighting Ordinance it prepared over the summer, as well as the Aquifer Ordinance. Both the Outdoor Lighting Ordinance and the Aquifer Ordinance will be sent to Attorney Drescher for review.

Camille will research good wording for a paragraph or two on noise, and will send options to the board for the November 18 meeting. She will also send wording for the newspaper notices.

Schedule:

- The board will hold a public hearing on Wednesday, December 30, for:
 - o Aquifer and Wellhead Overlay District Ordinance,
 - o Outdoor Lighting Ordinance, and
 - o Amendments to the Planning Ordinance.

- A final hearing on the ordinances will occur on or before January 27, 2016.
- All hearings must be completed by February 1, 2016. The final wording must be submitted to the Town Clerk by February 2 to be included in the March Town Meeting warrant.

Adjourn

Louise made a motion to adjourn. Lee Ann seconded. Motion carried unanimously. Meeting adjourned at 9:05 PM.