



Mason Planning Board

November 18, 2015

Approved

Attending

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

Absent

Linda Cotter-Cranston (Alt), Pam Lassen (Chair), Camille Pattison (NRPC), Lisa Senus (Alt)

Call to order

7:45 PM

Next Meeting

December 30, 2015

Chairperson tonight: Mark McDonald

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

Old Business

Minutes: The board voted to approve the minutes of October 28, 2015, with no corrections.

Correspondence: The board reviewed the recent correspondence.

New Business

Informational hearing

Garth Fletcher presented more information regarding a proposed lot line adjustment on behalf of the Conservation Commission and George Schwenk. The lot line adjustment will seek to add additional acreage to connect and extend two existing parcels of conservation land, resulting in one large parcel of conservation land. George Schwenk is the owner of the lot that will become smaller. The land is north of Merriam Hill Rd and west of Darling Hill Rd. The additional information is a survey of the parcels from 1973 stamped by a registered surveyor and filed with the Hillsborough County Registry of Deeds. The Conservation Commission and George Schwenk will file an application to the Planning Board.

More Old Business

Review of Proposed Ordinances

The proposed Outdoor Lighting Ordinance, revision 1.2, dated November 2, 2015, has been sent to Attorney Drescher, according to Charlier Moser of the Board of Selectmen. Atty. Drescher has not returned any comments, but Charlie had several comments of his own. The board discussed each comment; Dotsie will update the document.

The board also reviewed the Aquifer and Wellhead Protection Overlay District Ordinance, revision 1.3, dated November 3, 2015 with Charlie. Review comments have not yet been received from Atty. Drescher. The board discussed the feedback; Dotsie will update the document.

As for noise disturbances, Mason's Planning Ordinance already has a paragraph about noise and related disturbances. Article IV, Paragraph C states:

"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 lending to its disturbance or annoyance are prohibited."

The board will consider adding criteria for evaluating noise to its Site Plan Review regulations. The problem with proposing a Noise Ordinance is that the board has very little experience in noise issues. Specifications in an Ordinance cannot be waived or adjusted by the board for any proposal or any reason. In a Regulation, the board can adjust them according to the specific site under review. This approach will minimize the "unintended consequences" that can result from adopting an ordinance without a thorough understanding of its subject matter.

Adjourn

Dotsie made a motion to adjourn. Mark seconded. Motion carried unanimously. Meeting adjourned at 9:32 PM.