



Mason Planning Board

December 30, 2015

Approved

Attending

Louise Lavoie (Ex-O), Eric Anderson, Mark McDonald (Vice Chair), Dotsie Millbrandt. Camille Pattison (NRPC) is attending via speaker phone, due to freezing rain conditions.

Absent

Linda Cotter-Cranston (Alt), Pam Lassen (Chair), Lisa Senus (Alt), Lee Ann Currier (Alt)

Call to order

7:40 PM

Next Meeting

January 27, 2016

Chairperson tonight: Mark McDonald

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

Old Business

Minutes: The board voted to approve the minutes of November 18, 2015, with a correction to the date of the next meeting.

Correspondence: The board reviewed the recent correspondence.

New Business

Informational hearing

Liz Fletcher and Bob Larochelle are seeking more information regarding a proposed lot line adjustment on behalf of the Conservation Commission and George Schwenk. Tonight's discussion concerned whether the parcel being transferred is a separately deeded tract that could be sold by Mr. Schwenk to the Conservation Commission. If so, then the Conservation Commission could perform a voluntary lot merger.

RSA 674:39-A, Voluntary Merger, states that any owner of 2 or more contiguous preexisting approved or subdivided lots or parcels who wishes to merge them for municipal regulation and taxation purposes may do so by applying to the planning board or its designee. No public hearing or notice is needed and no survey plat needs to be recorded.

So, can the parcel in question be sold separately? If it can, this may be done as a voluntary merger. If not, a lot line adjustment will be needed.

Public Hearing for the Aquifer and Wellhead Protection Overlay District Ordinance

The public hearing for the Aquifer and Wellhead Protection Overlay District Ordinance, revision 1.4, opened at 8:30 pm.

The board and public attendees made some editing corrections and changes to numbering. Most importantly, several references needed correction, such as where a section was referenced by letter ("see Section G") and the letter was incorrect because sections had been moved and renumbered. This will be addressed. The phrase "per container" was added at the end of Section H, paragraph 1.b.

The public hearing was closed at 9:20. Dotsie enumerated the changes and made a motion to accept the Aquifer and Wellhead Protection Overlay District Ordinance with the stated changes as the document to be posted for a public hearing on January 27, 2016. Mark seconded. All voted in favor.

Public Hearing for the Outdoor Lighting Ordinance

The public hearing for the Outdoor Lighting Ordinance, revision 1.3, opened at 9:30. First, updates to text within the Town of Mason Planning Ordinance were presented. These included two new definitions, for Commercial Use and Industrial Use. The board added "and" to the definition of Commercial use, before "financial establishments". The proposed text now reads: "Commercial use - the buying and selling of goods and services in retail businesses, wholesale buying and selling, and financial establishments."

On the Outdoor Lighting Ordinance, the board revised the wording to paragraph D.f. to read, "Lighting used to illuminate the American flag or the New Hampshire state flag at night is exempt from requirements specified in Section C.2.

The public hearing was closed at 10:00. Dotsie enumerated the changes and made a motion to accept the Outdoor Lighting Ordinance with the stated changes as the document to be posted for a public hearing on January 27, 2016. Mark seconded. All voted in favor.

Adjourn

Mark made a motion to adjourn. Louise seconded. Motion carried unanimously. Meeting adjourned at 8:55 PM.