



Mason Planning Board

May 25, 2016

Approved

Attending

Pam Lassen (Chair), Mark McDonald (Vice Chair), Louise Lavoie (Ex-O)

Absent

Dotsie Millbrandt, Eric Anderson, Lisa Senus (Alt), Lee Ann Currier (Alt)

Call to order

7:52 PM

Chair arrived at 7:45, Mark McDonald arrived at 7:52 to create quorum.

Next Meeting

June 29, 2016

Chairperson tonight: Pam Lassen

Voting members tonight: Mark, Pam, Louise

Minute Taker tonight: Louise

New Business

Conceptual Review

Conceptual review of a site plan to expand current uses at Marty's Driving Range located at 96 Old Turnpike Rd. (Site Plan Map J / Lot 69-1)

Attendees: Martin Ruggiero, Nicole Ruggiero, Ray Shea, Sanford Surveying and Engineering and members of public.

Parking:

- Existing gravel lot ~50 cars, proposed additional parking area on grass surface ~100 cars, additional parking at A1 Services Garage and Maintenance Facility ~100 cars. Board discussed no parking on NH State Highway Route 124 and no parking on Churchill Road.
- Car shows: classic cars park on the grass in front of the stage.

- Pam curious about event parking on the grass vs year round durable impervious surface
- Mark curious if guard rails at driveway entrance might be necessary, need to check driveway permit with the state
- Mark mentioned intersection of Rt 124 and Rt 31 is where most accidents occur in Mason, unclear if state would require intersection improvements for anticipated increase in traffic on event nights.

General

- Site is subject to property markers, granite bounds and pins; potential site walk by PB.
- If formal site plan is received the Planning Board will provide other town departments opportunity to review and provide input. Fire Department, Police Department, Highway (roads & culverts); Conservation Commission (Walker Brook)
- Drainage compliance, no changes planned, need to confirm what is in place is acceptable.
- Stage: needs to be inspected for good structure and electrical to satisfy lack of building permit.
- 4 porta potties proposed, Ray Shea to verify if sufficient to code to support large crowds.
- Pam pointed out the formal site plan must address Site Plan Review Regulations, Page 5, Section 7. General Standards and Requirements. Of particular concern is Noise in Paragraph B
The proposal shall provide for the safe and attractive development of the site, especially in regard to prevention of fires, flooding, water pollution, nuisance or hazard due to noise, smoke, particulates, or other discharge which might prove harmful to people, structures, or adjacent properties.

Conceptual Review closed at 8:34 PM.

Old Business

Old business postponed to later in meeting in order to proceed with the conceptual review, (nonbinding review, not a hearing)

- Planning Board Minutes of April 27, 2015 approved with amendments.
- Pam motion to approve, Mark seconded.
- Vote: Pam - aye, Mark - aye, Louise - aye
- Louise to send changes to Dotsie to incorporate.

Adjourn

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