



Mason Planning Board

December 29, 2016

Approved

Attending

Eric Anderson, Dotsie Millbrandt, Louise Lavoie (Ex-O), Mark McDonald (Vice Chair), Jen Czysz (NRPC), Cassie Mullen (NRPC)

Absent

Pam Lassen (Chair, on leave), Lee Ann Currier (Alt), Lisa Senus (Alt)

Call to order

7:43 PM

Next Meeting

January 25, 2017

Chairman tonight: Mark McDonald (Vice Chair)

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

Old Business

Minutes

The board voted to approve the minutes of October 26, 2016, correcting the listed attendees.

Application 16-01: Mylar registered with Hillsborough County Registry of Deeds (HCRD).

Correspondence

The board reviewed the recent correspondence.

New Business

Application 16-02

Martin Ruggiero applicant, subdivision of Tax Map lot J-11 (17.953 acres) at Marcel and Old Turnpike Roads into 4 parcels: Lots J-11 (4.573 acres), J-11-2 (4.203 acres), J-11-3 (4.745 acres), and J-11-4 (4.433 acres).

Raymond Shea of Sanford Surveying and Engineering is representing Martin Ruggiero. Initially, there was no letter of authorization signed by the applicant allowing Ray Shea to present the proposal and answer questions on behalf of the applicant. About a half hour into the hearing, Nicole Ruggiero supplied this authorization in a letter signed by the applicant.

Abutters present: Ronald Ilomaki, Judith Ilomaki

Other attendees of standing:
Barbara DeVore, Conservation Commission
Liz Fletcher, Conservation Commission

The board checked the submission materials for completeness of application.

[Note: outstanding issues are in **bold** typeface.]

The written acknowledgment of subdivider's responsibility (Item 14 on the application checklist) is currently on a separate paper. **The board would like it added to the plat.**

Ray Shea presented the plan and the board examined the plat.

The cart path shown may have been the original Turnpike Road. **The board wonders if there a public right of way to traverse it.** Part of the path will be used as a common driveway to lots 3 and 4, starting on Lot 2. Why there? The lots are on a state highway. The DOT is allowing only 3 cuts. Need 400' visibility in each direction for each driveway.

The applicant will request a waiver from the board to allow a common driveway (subdivision regulations 4.05).

Applicant will request a waiver from the board for construction of the common driveway, which during construction will encroach into the 25' buffer for the wetland area (subdivision regulations 5.19).

Wetlands were delineated by a wetlands scientist in February, 2016.

Dotsie made a motion to accept the application as complete. Eric seconds. Vote: Eric - aye, Louise - aye, Dotsie - aye, Mark - aye.

Mark made a motion to declare there is no regional impact for this subdivision. Louise seconds. Vote: Eric - aye, Louise - aye, Dotsie - aye, Mark - aye.

Applicant submitted a waiver for a common driveway (Subdiv 4.05). The easement has been drafted from the town recommended wording. **The final wording needs to be run by town counsel.**

Applicant submitted a waiver for disturbing an area within 25 feet of a wetland (5.19).

Mark read the comments that NRPC provided after review of the application: There is an acreage discrepancy between lot acreage values on sheet 1 vs sheets 2 and 3 for J-11-3 and J-11-4. Sheet 1 is correct.

Requests for review of the impact of this proposal have been submitted to the Fire Department, Police Department and Highway Department. No response yet. **The Board would like the Conservation Committee to be asked for their input,** as the proposed lots contain significant wetlands and the common driveway is in close proximity. The Conservation Committee members attending the meeting agree that they would like the opportunity to provide a review.

Public input:

Constance Lacasse, Hurricane Hill Road, questions/comments for clarification.

Ron Ilomaki, New Ipswich, abutter. Are there any plans for the parcel behind this subdivision? Access is from Rt. 31. Mr. Ruggiero has no current plans for the property. (Note: Mr. **Ilomaki would like the spelling of his name to be corrected on the plat, which reads Ibmaki.**

Barbara DeVore, Conservation Commission. Who is responsible for developing the driveways? Board: **There needs to be a sediment and erosion plan for construction of the common driveway, the plat needs to state that such exists, owner needs to comply with plan.**

Liz Fletcher asked where the driveway on Lot 2 will go? The state DOT approves the curb cut. Apart that the eventual owner can decide, in accordance with our regulations.

The items above in bold were read, as outstanding issues. Mr. Shea will address them before the next hearing.

Dotsie made a motion to continue the hearing for Application 16-02 to January 25, 2017, at 7:45.

Other Business

Board's Procedures on HCRD Recording and Record Keeping Proposed Amendments. Future: Discuss, update bylaws, update subdivision regs. Site plan review.

Future: Review sign ordinance.

Adjourn

Mark made a motion to adjourn. Eric seconded. Motion carried unanimously. Meeting adjourned at 10:20 PM.