



Mason Planning Board

March 29, 2017

Approved

Attending

Dotsie Millbrandt, Louise Lavoie (Ex-O), Mark McDonald (Vice Chair), Lee Siegmann (alt), Scott MacGarvey (alt), Eric Anderson

Absent

Pam Lassen (Chair, on leave), Lee Ann Currier (Alt), Lisa Senus (Alt), Jen Czysz (NRPC), Cassie Mullen (NRPC)

Call to order

7:45 PM

Next Meeting

April 26, 2017

Chairman tonight: Mark McDonald (Vice Chair)

Voting members tonight: Louise, Mark, Dotsie, regular members. Alternates appointed as voting members tonight: Lee, Scott.

Old Business

Minutes

The board voted to approve the minutes of February 22, 2017.

Correspondence

The board reviewed the recent correspondence.

New Business

Election of Officers for 2017

Election of Chair. Dotsie nominates Mark McDonald. Eric seconds. All voted in favor.

Election of Vice Chair: Louise nominates Dotsie Millbrandt. Scott seconds. All voted in favor.

Mark will chair tonight's meeting.

Application 17-01

Martin Ruggiero, 20 Bell Lane, Mason, NH 03048. Site plan review for Map J Lot 69-1, 96 Old Turnpike Road, 26.534 acres, to expand business of the Driving Range to include hosting concerts and other events.

Attendees:

Applicants - Martin D. Ruggiero

Abutters - Christian Gauthier, Cheryl Davieau

Others -

Barbara DeVore - Conservation Commission

Robert Bergeron, Gatone Daniello - ZBA

Voting members for this hearing: Louise, Mark, Dotsie, regular members. Alternates appointed as voting members tonight: Lee, Scott.

A stay has been issued for this hearing. The hearing for the ordinance vote challenge is to be on April 13. The trial management conference is scheduled for July 28. The bench trial for the hearing on the special exception will be Aug 7 or 14.

Mark made a motion to continue the hearing to April 26 at 7:45 pm. Lee seconded. All voted in favor.

Application 16-02

Review the Applicant's conformance to the Conditions for Approval granted on January 25.

Conditions for Approval

1. Add dashed line to legend for proposed common driveway.
2. Add note to plat indicating the road is a cart path.
3. Add note to plat about Conservation Commission's review comment #1 (see above).
4. Add proposed driveways to Sheet 1.
5. Move the common driveway easement south by 5 feet to provide better wetland protection.
6. Move the 4000 ft septic reserve area to cover test pits 1, 2, 3.

7. Expand Note 18 to state that Sheet 3 specifies detailed erosion control measures.
8. Update the wording in the easement according to the Conservation Commission's recommendations.
9. Update the wording in the easement according to Attorney Drescher's recommendations, including the written acknowledgment of the subdivider's responsibility for easement area maintenance.
10. Add NHDOT permit number to plat.
11. Add TBS to the plat for the North corner bound between lot j-11-3 and J-11-4 for the iron pin witness to be set.
12. Add list of approved waivers to plat.
13. Pay all fees.
14. All preceding conditions must be met by April 26, 2017.

The board reviewed the conditions listed in the notice of decision, including a detailed review of the town attorney's suggestions regarding the common driveway easement.

Lee made a motion to declare all conditions were met except #14, payment of all fees, because the Town Attorney's fee has not yet been paid. Dotsie seconded. All voted in favor,

Other Business

Adjourn

Louise made a motion to adjourn. Dotsie seconded. Motion carried unanimously. Meeting adjourned at 9:28 PM.