



Mason Planning Board

April 26, 2017

Approved

Attending

Mark McDonald (Chair), Dotsie Millbrandt (Vice Chair), Louise Lavoie (Ex-O), Lee Siegmann (Alt), Scott MacGarvey (Alt), Cassie Mullen (NRPC)

Absent

Pam Lassen (on leave), Lisa Senus (Alt), Eric Anderson

Call to order

7:40 PM

Next Meeting

May 31, 2017

Chairman tonight: Mark McDonald

Voting members tonight: Louise, Mark, Dotsie, Lee and Scott

Old Business

Minutes

The board voted to approve the minutes of March 29, 2017, with two typo corrections.

Correspondence

The board reviewed the recent correspondence, which included invoices from NRPC for January and February.

Application 16-02

The only outstanding condition is payment of all fees. Attorney fees are still outstanding. The conditions were to be met by April 26, 2017, which is today. The applicant sent a letter to NRPC requesting a 30 day extension.

Dotsie made a motion to extend the date when conditions must be met to May 31, 2017. Louise seconded. All vote in favor.

New/Continuing Business

Application 17-01

Martin Ruggiero, 20 Bell Lane, Mason, NH 03048. An application for acceptance and approval of the site plan of Map J Lot 69-1, 96 Old Turnpike Road, near the intersection of Churchill Road, Mason NH (totaling 26.534 acres) to expand business of the Driving Range to include hosting concerts and other events.

Representing applicant: Nicole Ruggiero
Abutters: None

The Hillsborough County Superior Court has issued a stay for this hearing. The board wants to ask the Selectmen to stop the 65-day clock while the stay is in effect and grant a 90-day extension after the stay has been lifted. Mark made a motion to pass this request to the Selectmen. Scott seconded. All voted in favor.

Louise will bring this request to the Select board.

The planning board still needs to continue the hearing, or the applicant will have to pay all the fees again.

Mark made a motion to continue the hearing to May 31 at 7:45 pm. Scott seconded. All voted in favor.

Application 17-02

Sandra J. Lehtonen, 20 Bell Lane LLC, of 586 Turnpike Road, New Ipswich, NH 03071, to subdivide Map J Lot 11-1, located at 20 Bell Lane (intersection of Bell Lane, Seven Star Lane, and Old Turnpike Road), Mason NH (totaling 70.61 acres) into 2 parcels. The result will be 2 Lots, the first lot J-11-1 with 66.60 acres, and the second parcel with 4.009 acres.

Applicant: Sandy Lehtonen is present. Also Ken Lehtonen.

Plan engineer: Rob Degan of Monadnock Survey

Abutters: Michael Sadowski Other Business

Parties of standing:

Bill Fritz, ZBA chair

Liz Fletcher, Barbara DeVore, Conservation Commission

Rob Degan asked for the application to be reviewed for completeness tonight. The board stated that the proposal does not comply with the frontage requirements in

the GRAF, per the Mason Planning Ordinance. The applicant has plans to bring the proposed lots into compliance. The board will review the proposal at that time.

Mark made a motion to continue the hearing to 8 pm on May 31, 2017. Louise seconded. All voted in favor.

Other Business

PB would like a mail slot that is big enough to fit the bulky 8.5 by 11 inch envelopes that our applications come in.

Jacob Olson is the new Building Inspector.

Escrow Accounts

NRPC thinks it would be good for the board to have an escrow account - a retainer fund provided by applicants and held by the town. It would be drawn against as plan review expenses are incurred. Escrow accounts are a measure of security for municipalities that deal with applications. Applications can accumulate unpaid costs when additional review is required by Town Counsel or the Town Engineer. The escrow accounts prevents these costs from falling to the municipality. The Selectmen would have to agree, then work with our accountant to figure out how to set that up. Wilton does this.

Sign ordinance

Can't regulate the words on it. Can regulate size, lighting, etc. Board should review new RSA requirements and compare to Planning Ordinance.

Adjourn

Mark made a motion to adjourn. Louise seconded. Motion carried unanimously. Meeting adjourned at 8:35 PM.