



## Mason Planning Board

**June 28, 2017**

Approved

### **Attending**

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

### **Absent**

Pam Lassen (on leave), Lisa Senus (Alt), Cassie Mullen (NRPC)

### **Call to order**

7:45 PM

### **Next Meeting**

July 26, 2017

Chairman tonight: Mark McDonald

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

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## **Regular/Old Business**

### **Minutes**

The board voted to approve the minutes of May 31, 2017, correcting the date of the continued hearing for application 17-02.

### **Correspondence**

The board reviewed the recent correspondence.

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## **New/Continuing Hearings**

### **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: None

Abutters: None

Original 65 day time period to act on an application expired on April 28. The Selectmen granted a 90 day extension. Town Attorney Bill Drescher, per RSA 676:4 I(f), sent correspondence to the Board of Selectmen indicating they only have the authority to grant one 90 day extension, which will expire on July 28.

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 July 26 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 is present

Abutters: None

Parties of standing:

Barbara DeVore, Liz Fletcher, Bob Larochelle - Conservation Commission

Board members voting on this application tonight: Louise, Mark, Dotsie, Eric and Scott

The application proposes to subdivide lot J-11-1 into two lots, the existing lot and a new lot J-11-5. Lot J-11-5 contains the existing residence, well, septic and a shed. The shed will be removed.

Road Agent report - A driveway access can be created on Class V portion of Bell Lane.

*On Monday morning I met with Rob from Monadnock survey and Ken from San-Ken homes to discuss the location of the driveway access onto lot J-11-1. We agreed the driveway could be cut through the stonewall on the southwest corner of the lot near the boundary of proposed lot J-11-5. The cut would have to be sloped appropriately and swaled along Bell lane toward the class VI section to accommodate runoff. Trees and brush will need to be trimmed also. Feel free to contact me if you need more information, I have the permits at the highway office when needed.*

*Dave Morrison Road agent*

Fire Dept report - The driveway access needs to be from a Class V section of the road.

*After reviewing the attached plans, I agree with the Planning Board that driveway access should come from a Class V section of Bell Lane. That could be a current Class V section or a town approved upgraded Class VI section of road. A Class V road would be maintained and controlled by the town*

*ensuring a consistent road surface for the safe passage of emergency vehicles.*

*It is the opinion of the Mason Fire Chief that any driveway access from a Class VI road is completely inadequate to ensure the safety of Mason's residents and emergency personnel.*

*If you have any further questions please feel free to contact me.*

*Sincerely,  
Fred Greenwood  
Fire Chief Mason Fire-EMS Department*

Conservation Commission report – The commission has no problem with the current revision of the subdivision plan.

The plan has changed since presented on 4/26. It no longer needs a variance to meet the 350' frontage requirement. 250' of frontage is on State Highway 31. 100' is on the Class V portion of Bell Lane. The revised plan was reviewed at the board's May 31 hearing. Tonight, Rob Degan and the board went over the updates to the plan requested at the May 31 meeting. The only issue not resolved was the board's request for a 15% conservation easement.

Opened for public comment. No comment.

Waiver requests by applicant:

- Waiver for Section 4.03.3.a.iv, Statement of precision. Reason for waiver: Area of focus is the front lot, not the back lot. Back 66 acre lot is not surveyed in that level of detail. Mark made a motion to grant the waiver, Eric seconded. All voted in favor.
- Waiver for Section 4.03.3.a.xi, Topographical lines at 2' intervals. USGS topography at 10' interval is provided instead. Reason for waiver: Area of focus is the front lot, not the back lot. Topo lines are shown at 2' intervals for the front lot. Mark made a motion to grant the waiver, Eric seconded. All voted in favor.
- Waiver 4.03.3.a.xii – Location of all wetlands / watercourses. Reason for waiver: Area of focus is the front lot, not the back lot. Back 66 acre lot is not surveyed in that level of detail. Wetlands and watercourses are shown for the front lot and major watercourses are shown for the back lot (Walker Brook). Eric made a motion to grant the waiver, Scott seconded. All voted in favor.
- Waiver 5.07.D.6.a-c – Septic setback lines derived from soil mapping. Reason for waiver: Area of focus is the front lot, not the back lot. Septic setback lines need detailed wetlands data, however the back 66 acre lot is not surveyed in that level of detail. Septic setback lines are shown for the front lot. Mark made a motion to grant the waiver, Eric seconded. All voted in favor.

Applicant was not agreeable to the 15% conservation easement requested by the board. The easement would cover 150' on each side of Walker Brook as it traverses the 66 acre lot. The board would like this area preserved as it is the headwaters of the Squannacook River.

The applicant offered a compromise: Both the plat and deed, when written, will specify a 100' building restriction on each side from the center line of Walker Brook and require best forestry management practices to be utilized within that corridor.

Mark made a motion to accept adding a note to the plat and deed as stated above. Eric seconded. All voted in favor.

Conditions for approval:

- Receipt of state subdivision approval
- Update of plat to contain note describing building restriction and use of best forest management practices along Walker Brook
- Copy of proposed deed with note describing building restriction and use of best forest management practices along Walker Brook.
- All fees to be paid (need input from NRPC)
- Conditions to be met by September 27, 2017.

Mark made a motion to grant condition approval with the conditions listed above. Scott seconded. Vote: Louise - aye, Mark - aye, Dotsie - aye, Eric - aye and Scott - aye. Conditional approval granted.

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## **Other Business**

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## **Adjourn**

Louise made a motion to adjourn. Mark seconded. Motion carried unanimously. Meeting adjourned at 9:10 PM.