



Mason Planning Board

January 31, 2018

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Lee Siegmann, Kerri Baldi (alt), Dane Rota (alt), Charlie Moser (substitute Ex-O), Cassie Mullen (NRPC), Jen Czysz (NRPC)

Absent

Pam Lassen (on leave), Louise Lavoie (Ex-O)

Call to order

7:35 PM

Next Meeting

February 28, 2018

Chairman tonight: Scott MacGarvey

Charlie Moser will be the Selectmen ex-officio for the duration of hearing 17-01. Louise is recovering from an injury.

Voting members tonight: Kerri, Lee, Charlie, Dotsie, Scott

Regular/Old Business

Minutes

The board voted to approve the minutes of January 18, 2018, correcting the status of one member as an alternate.

Correspondence

No correspondence.

Files

Charlie made a motion, Scott seconded, to designate Kerri as head of a committee to update our files. All voted in favor.

New/Continuing Hearings

Application 18-01

Carol Iodice, 304 Old County Road, Mason NH 03048, proposal to merge Tax Map Lot F-11 (5.13 acres and F-11-4 (5.43 acres) into one consolidated lot (totaling 10.56).

Carol needs to add her name and address to the form. The board needs to update the form to make it more obvious that this is needed, such as by adding lines in the paragraph for the info.

Scott made a motion to approve Application 18-01, Kerri seconded. Voting in favor: Kerri, Lee, Charlie, Dotsie, Scott.

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.

Applicant is present: Marty Ruggiero

Abutters: Chris Gauthier, Derek Mathieu

Parties of standing: Bill Fritz, ZBA chair. Bob Bergeron, ZBA member.

Voting members for this hearing: Scott, Kerri, Dotsie, Charlie, Dane

Marty asked about the placement of the two sound level measurement points. ZBA Notice of Decision states: 75 db at points C and D, as denoted on a paper copy of a google map in the ZBA files for the Driving Range hearings. These points are not on the edge of the property, but just before the edge of a wooded area.

This does not match with the applicant's understanding of the ZBA hearings. The ZBA minutes from early in the series of several hearings reference the edge of the property. Minutes from later hearings indicate the discussion evolved over the course of the meetings. The Notice of Decision indicates the final decision on the location for sound sampling. ZBA chair Bill Fritz says these locations were chosen because the wooded area behind them provides further sound buffering.

Marty asked why he and Nicole didn't notice this change.

The PB cannot change the ZBA Notice of Decision and must abide by the points in indicated in it.

Points C and D need to be marked correctly on the site plan, and should be designated A and B. Currently the site plan shows them at the property boundary.

The board then began reviewing the site plan, Rev 2 dated 12/17/2018, against Section 7 of the Mason Site Plan review.

b) Safe and Effective development of site:

Hazards due to noise:

The applicant shall not exceed the sound pressure limit exceed in the ZBA NOD.

Plan says no pyrotechnics.

A statement from the fire chief is included in last month's minutes.

c) Principles of good design...orderly growth:

Plan meets this

d) Open spaces and green spaces...harmonious with surrounding area.

Plan continues the pre-existing driving range.

e) Plan, buildings and structures...will not endangering health:

Building inspection of stage is already a requirement.

Defibrillator, ambulance access, estimated attendance.

f) Site designed...traffic..circulation...no hazard to vehicles or pedestrians:

Already covered. Plan does not have internal roads, just driveway access ways.

g) Flood 25 yr adequate drainage:

Applicant is not adding any impermeable surfaces, nor buildings. No issues with the areas designated for parking. No issues with existing facility.

h) Water supply, sewage disposal:

Adjust business plan per Remaining Business Plan Issues in NRPC report. Add note on plat Space for 12 portapotties. Space for 3 handwashing stations. There are 2 existing sinks. For every 200 above, add a handwashing station. Water bottles are sold, plus staff hands out paper cups of water on request from the restaurant on site.

Dane suggests water dispenser w/ paper cups as used at golf courses.

i) Screening site and parking areas:

Site plan shows vegetative areas that must be maintained.

j) Outdoor lighting...not cause glare:

There are trees between the portapotty row and the road. Mason's Outdoor Lighting Ordinance says that lights can't shine upward or cause glare visible beyond the edge of the property.

k) Signs:

Not changing existing signage.

l) Removal and storage of snow in winter months:

The plat already contains a note stating which months the Driving Range is open, which does not include winter months.

m) Sedimentation and erosion during construction:

N/A

n) Proposal should include protections for fire protection:

This is covered per fire chief's review comments.

o) Produces hazardous materials:

N/A

p) Certifications and bonding:

1 Certification from FD:

The letter containing the Fire Chief's review comments is sufficient.

2 Changes to roads, drainage:

The letter containing the road agent's comments is sufficient.

3 Bonding requirements adequate:

The selectmen are not imposing any additional bonding requirements. Bonding to ensure payment on police details? Charlie will take the issue of bonding up to the selectmen and the police chief to determine the amount.

The board requested an updated business plan and revised plat reflecting the points made at this hearing. Charlie asked NRPC to provide a checklist of all the requested changes. Applicant can use it to update plan, board can use it to verify the changes. Bond amount can part of a conditional approval.

Scott made a motion to continue the hearing to Wednesday, February 28, 2018 at 7:45 PM. Kerri seconded. All voted in favor.

Other Business

NRPC will propose amendments to the subdivision requirements and site plan requirements to set fee schedules and establish escrow account.

Sign ordinance probably doesn't need updating.

Adjourn

Dotsie made a motion to adjourn. Charlie seconded. Motion carried unanimously. Meeting adjourned at 9:53 PM.