



Mason Planning Board

September 30, 2018

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Lee Siegmann, Louise Lavoie (Ex-O), Dane Rota, Kerrie Baldi (arrived 8:19)

Absent

None

Call to order

7:33 PM

Next Meeting

October 24, 2018

Chairman tonight: Scott MacGarvey

Voting members tonight: Dane, Louise, Dotsie, Scott, Lee

Regular/Old Business

Minutes

The board voted to approve the minutes of August 29, 2018.

Correspondence

No correspondence.

New/Continuing Hearings

Hearing MAS 18-03 Katherine M. Fedorka, Old County Road, subdivision of Tax Map F Lot 12. The subdivision would create lot F-12 with 4.035 acres and Lot F-12-1 with 4.359 acres from the original 8.387 parcel.

Randy Haight is representing the applicant.

The board reviewed the plan against the checklist. A line for the HCRD # should be added to the approval box. One new granite bound will be set between the lots along the road, and one new drill hole will be set at the back boundary.

Dotsie made a motion to accept this application as complete. Dane seconded. All voted in favor.

Dotsie make a motion declaring this is not a subdivision of regional impact. Lee seconded. All in favor.

The hearing is opened for public comment. No public is present. The hearing is closed to public comment.

Dotsie makes motion to grant conditional approval to Fedorka application, MAS 18-03, subject to the following conditions:

- Add line for HCRD # to plat
- Receipt of NHDES Subdivision Approval
- Set new granite bound at front boundary abutting Old County Road
- Set new drill hole at back boundary
- All fees paid
- All conditions to be met by November 28, 2018

Dane seconds. Dotsie - aye, Dane, - aye, Louise - aye, Lee - aye , Scott - aye.

Other Business

OEP Planning Conference topic - breakout session on Right to Farm.

Dane attended this talk last spring. Interesting. He has a flowchart on use of a land for agricultural business. Is the planned activity within the local ordinance? Is it still farming when you are offering retail from a farm? Is agri-tourism an agricultural use? What about legal cannabis cultivation? RSA 79.

Establishing the Escrow Account procedure

Louise is working the details of the proposed escrow account procedure with the town's administrative assistant and accountant. A bank account for handling escrow payments has been established.

Changes to Rules of Procedure, Site Plan regulations and Subdivision regulations

Kerrie will send out changes from August, Cassie will cross check against notes from the July minutes.

Excavation Regulations

Dane is working with Cassie, who is reviewing the regs against current RSAs. The Excavation regs have not been reviewed - or used - since 1995.

Capital Improvements Plan (CIP)

According to the RSAs, the planning board is responsible for creating and updating the CIP. Bigger towns have a planner, who can take on this task. Cassie says Pelham uses a relatively simple chart. We could set up a spreadsheet. The hard part is getting departments to contribute the data.

Adjourn

Dotsie made a motion to adjourn. Scott seconded. Motion carried unanimously. Meeting adjourned at 9:25 PM.