



Mason Planning Board

December 19, 2018

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Dane Rota, Lee Siegmann, Cassie Mullen (NRPC)

Chairman tonight: Scott MacGarvey

Voting members tonight: Scott, Dotsie, Lee, Dane

Absent

Louise Lavoie (Ex-O), Kerrie Baldi

Call to order

7:35 PM

Next Meeting

Next Meeting: January 30, 2019

Regular/Old Business

Minutes

The board voted to approve the minutes of November 28 2018.

Correspondence

No correspondence.

New/Continuing Hearings

MAS 18-04 Mathieu and Sumner Voluntary Lot Merger - Derek Mathieu and Emily Sumner, 271 Reed Road, Mason, NH 03048, for the consolidation of Tax Map J Lot 66 (18.30 acres) and Tax Map J Lot 67 (7.00 acres).

Both lots are located west of Reed Road in the GRAF district. Lot 67 has 525' of frontage on Reed Road. Lot 66 has no frontage on any town road.

The board examined the voluntary merger application and the associated letter from Farm Credit mortgage indicating its approval of the the merger, per RSA 674:39-a. The board determined that the merger would not create an illegal lot. Because it would combine a landlocked lot with a lot of legal frontage and area, this merger eliminates a non-conforming lot.

Lee made a motion to approve the Lot Merger for hearing MAS 18-04. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye.

Other Business

The board looked over the calendar of meetings and application due dates.

Excavation Regulations

Dane worked with Cassie to update the Excavation Regulations. The application form, which was updated by Selectman Charlie Moser last summer, does not include the parcel identification and ownership items from Section XIV, Paragraph A.1.b.

Regarding the Excavation Regulations document, Section IX Paragraph B is missing a letter. Section XIV Paragraph E.1 needs the contact information filled in.

Establishing the Escrow Account procedure

The escrow procedure is now divided into two parts. One part will be added into our regulations, and will have a hearing and vote. The second part will describe the procedure for town officials and applicants to follow (question: does it get a hearing and a vote?). It is expected this part will be changed more often, and is thus separate from our regulations. The board will review the documents next month.

Master Plan - Transportation

Recently NRPC performed traffic counts at 4 locations in town. All were on state highways or on Brookline Road near the Mason-Brookline border. The board discussed the need for traffic counts on roads in the north end of town. There were 400 or so trips a day on dirt (gravel) roads in the 2007 traffic study. Since then, Mason has started attending Milford schools. These roads are now on the school bus route between Mason and Milford, and have considerably more traffic.

Adjourn

Dotsie made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 8:55 PM.