



Mason Planning Board

June 26, 2019

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Lee Siegmann, Kate Batcheller (Alt), Cassie Mullen (NRPC), Dane Rota, Louise Lavoie (Ex-o)

Absent

Kerrie Baldi

Call to Order

7:35 PM

Next Meeting

Next Meeting: July 31, 2019

Regular/Old Business

Minutes

The board voted to approve the minutes of May 29, 2019.

Correspondence

No correspondence.

Voting Members Tonight

Scott MacGarvey, Dotsie Millbrandt, Lee Siegmann, Dane Rota, Louise Lavoie

New/Continuing Hearings

MAS 19-01

Howard R. Turner, Sally Turner and Hope Crooks. Revocation of subdivision of Tax Map F Lots 38, 38-1, and 38-2, located on Brookline Road, Hillsborough County Registry of Deeds Plan #35953, approved January 9, 2008, that resulted in lots F-38, F-38-1, F-38-2, F-38-3 F-38-4, F-38-5, F-38-6 F-38-7 and F-38-8. After revocation, the property will revert back to lots F-38, F-38-1, and F-38-2 as defined in th Hillsborough County Registry of Deeds Plan #24023, dated September 5, 1989.

Voting members for this hearing: Scott, Dotsie, Lee, Dane, Louise

Howard R. Turner is present.

Abutters present: Shawn Jodoin, 749 Brookline Rd, Mason NH.

All abutters have been notified. Escrow fees have been paid.

The board looked over the Subdivision Application Checklist, but most items aren't applicable, as there is no new plat being reviewed. The plat approved by this board in 1989 is what these lots will revert to.

Dotsie made a motion to accept the completed application. Lee seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye

Scott made a motion declaring this application did not have regional impact. Louise seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye

Three easements were granted to the town as part of the 2008 approval. These easements are difficult to undo, and they are still pertinent to the land, so they will remain in effect. They are:

- Slope and Drainage Easement 7970/10, which covers several small portions on the properties
- Fire Protection Easement 7970/8
- Open Space and Conservation Easement 7970/4

No impact comments received from Fire, Police, or Highway Departments.

Shawn asked about the status of the lots per our zoning ordinance, which has changed since the subdivision was approved in 2008 and now.. Board answered: The 1989 lots are legally conforming to the Planning Ordinance per Article V paragraph B.4 with requirements of 250' frontage and 3 acres in size. If the lots are subdivided in the future, the current zoning requirements of 350' frontage and 4 acres will apply..

Scott made a motion to approve this application. Dane seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye.

Application MAS 19-01 is approved.

A letter describing the revocation will be filed with the Registry. It will require an approval signature by the PB chair.

MAS 19-02

Martin Ruggiero, 96 Old Turnpike Road, Mason NH. Application to amend Marty's Driving Range Site Plan (Tax Map J Lot 69-1) approved on February 28, 2018 to reflect the new hours of operation permitted by special exception, approved by the ZBA on May 20, 2019.

Voting members for this hearing: Scott, Dotsie, Lee, Dane, Louise

Nicole Ruggiero presented authorization to represent Marty Ruggiero.

Abutters: Joseph Powers, 316 Reed Rd, Mason NH.

All abutters have been notified. Escrow fees have been paid.

Scott made a motion accept this application as completed. Lee seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye. Scott made a motion declaring this application does not have regional impact. Dotsie seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye.

Nicole presented the application. The Uplift Music Festival usually takes place every year in Greenfiled State Park, but that's not available this year. The Uplift organizers approached Nicole to see if they could stage the festival at the Driving Range. Problem: The existing hours of operation for The Driving Range doesn't allow for all-day events. The purpose of this amendment is to alter the range of hours permitted by the site plan to allow all-day events.

The new hours proposed by The Driving Range were approved by the ZBA, modifying the Special Exception file #19-04. They are defined as follows:

"The seasonal schedule for outdoor entertainment will run from the start of Memorial Day weekend through and including Columbus Day holiday. Outdoor Concert Events are limited to a maximum of three (3) times per week, generally scheduled for Thursday, Friday and Saturday events. Combined weekly Outdoor Concert Events (the week is defined as from Tuesday through to the following Monday) are not to exceed 10 hours. Outdoor Concert Events held on Friday, Saturdays and on holiday evenings will start no earlier than 1:00 pm and end no later than 11:00 pm. Outdoor Concert Events are not to exceed 8 hours per day. Further IF a single day Outdoor Concert Events exceeds 7 hours, there will not be any other Outdoor Concert Events during that week."

Nicole notes that with these hours, they will have fewer hours in a week when there is an all-day event.

No impact received from Fire, Police or Highway Departments.

Abutter Joseph Powers said he's on board with the plan.

How will this be filed with the Registry? The site plan on file has the existing hours listed in Note 30. Does the site plan need to be revised, or can a letter can be drawn up to amend the site plan and filed with the Registry (cost \$11). The board said a letter is sufficient. It will need a planning board approval signature. NRPC will draw it up.

Scott made a motion to approve this application. Dane seconded. Vote: Scott - aye, Dotsie - aye, Lee - aye, Dane - aye, Louise - aye.

Application MAS 19-02 is approved.

Other Business

Master Plan

Plan organization: discussion of the names, contents and order of chapters will be covered in a future meeting.

Transportation

The board reviewed the June 26 draft of the Transportation chapter that NRPC is providing for us.

The Objectives and Planning Board Recommendations section describes a “share the road” policy for vehicles, bicyclists and horseback riders. The town should consider designating space for a commuter parking area. The town should work to revive the CIP, making sure to allot the funds necessary to support highways in town.

The What has been Achieved and What has Changed sections have been added.

For the Average Annual Daily Traffic (AADT) chart, a paragraph has been added discussing the change in counts between 2006 and 2019. Traffic counts for all locations is 10 - 20% lower in 2019 than in 2006!

The board complimented Cassie for the clearly written and well organized report.

Adjourn

Scott made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 9:13 PM.