



Mason Planning Board

July 31, 2019

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Cassie Mullen (NRPC), Dane Rota, Louise Lavoie (Ex-O)

Absent

Kerrie Baldi (Alt) , Lee Siegmann, Kate Batcheller (Alt)

Call to Order

7:32 PM

Next Meeting

Next Meeting: August 28, 2019

Regular/Old Business

Minutes

The board voted to approve the minutes of June 26, 2019.

Correspondence

No correspondence.

Voting Members Tonight

Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Louise Lavoie

New/Continuing Hearings

MAS 19-03

David Farwell, 37 Mason Road, Brookline, NH 03033, lot line adjustment of the common lot line between Lots H-39 and H-40. The proposed lot line adjustment will transfer 1.245 acres from Lot H-40 (currently 13.057 acres) to Lot H-39 (currently 2.781 acres), resulting in Lot H-39 becoming 4.026 acres and Lot H-40 becoming 11.812 acres. Frontage for each lot remains unchanged. Both lots are in the GRAF district and lie outside of the 100-year flood hazard boundary.

Voting members for this hearing: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Louise Lavoie

David Farwell is present.

Abutters: None

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

Randy Haight presented the lot line adjustment. The board discussed whether a lot line adjustment requires a well site and septic area to be shown. The subdivision regulations do not specify any relaxing of subdivision requirements for a lot line adjustment. The board discussed whether we should amend the regulations, or add a note to the checklist suggesting these items could be waived.

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

Hearing was opened for discussion. Board offered comments. Currently lot H-39 has been logged and soil has been pushed into very large piles. Is the applicant going to address this? Removing material might require an Excavation permit.

Hearing was opened for public input. None received. Hearing was closed for public input.

Dotsie made a motion to grant a wavier for 4.03.3.a.xv, which states, "The location of all existing and proposed water supply and waste disposal facilities (including leach field, and leach field replacement area in the case of an onsite sewage system)." Dane seconded. Vote: Scott - aye, Dotsie - aye, Dane - aye, Louise - aye.

Scott made a motion to grant conditional approval, pending installation of two granite bounds along Brookline Road and pins at the back boundaries as indicated on the plat. Vote: Scott - aye, Dotsie - aye, Dane - aye, Louise - aye.

Hearing 19-03 is conditionally approved. Conditions to be met:

- Installation of two granite bounds along Brookline Road and pins at the back boundaries as indicated on the plat.

Public Hearing - Transportation Chapter for Master Plan

Public Hearing on adoption of the Transportation plan. Liz Fletcher of the Conservation Commission stated that she was unable to find a copy of the plan either on the town website or in hard copy at the town offices. Thus she was not able to review it. The board will continue the hearing to next month, and make sure the plan is available.

Scott made a motion to continue the hearing to August 26, 2019, at 7:45 pm. Dane seconded. Vote: Scott - aye, Dotsie - aye, Dane - aye, Louise - aye.

Preliminary Consultation

This is not a public hearing. The board listened to a proposal, presented in conceptual form and general terms, to subdivide lot H-5 located on Brookline Road into 4 lots.

The proposal is still in planning stage. The owner has met with the fire department and highway departments and sought their advice. The Fire Chief prefers a cul-de-sac turnaround for the no-outlet road over the hammerhead turnaround. Both are permitted by the subdivision regulations. The Fire Chief would like a fire pond.

Conservation Plan

Liz Fletcher of the Conservation Commission presented the latest draft of the Conservation Plan for Mason, NH, dated July 2017. The CC will hold a public hearing on the Plan on Wednesday, August 21 at 7 pm.

Changes in Goals section:

- List of the types of land that are a priority to protect for the CC's planning and for the Planning Board when it has the opportunity to designate open space in subdivision proposals.
- Protect riparian buffers
- Produce a trails map of Mason

Among the recommendations:

- PB should consider on-site stormwater infiltration and storage of runoff caused by increased impervious surface in developments.
- PB should consider allowing Conservation Subdivisions. These permit lots to be created that have smaller frontage and acreage requirements on part of a subdivided parcel in order to permanently protect lands in other parts of the parcel. The total number of lots in the total acreage would be no greater than in a normal subdivision.
 - The board commented that an Open Space Development amendment to the town zoning ordinance was written and presented at a public hearing in January, 2010. The public expressed strong disapproval. The public noted that the reduced lot requirements would attract more development proposals, and the back lands that would receive protection are areas that are already not conducive to development, containing wetlands and/or steep slopes. Better to stick with the current zoning, the attendees concluded.
- A policy on Class VI roads should be developed that encourages keeping the Class VI roads in their current classification, which allows public access and does not fragment

wildlife habitat. The policy should discourage conversion of Class VI roads to Class V roads.

- The board discussed this proposal and is considering adding it to the Transportation chapter of the Master Plan.

Other Business

Master Plan Organization - Tentative Chapters:

- Vision
- Existing and Future Land Use
- Population and Housing
- Community Services/Facilities
- Economic Development
- Historic and Cultural
- Natural Resources and Conservation
- Energy
- Traffic and Transportation

Taskers

Louise will make sure the Transportation Plan is put on the web site and available in paper form from the Town Offices.

Adjourn

Scott made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 9:48 pm.