



Mason Planning Board

August 28, 2019

Approved

Attending

Scott MacGarvey (Chair), Dotsie Millbrandt (Vice Chair), Mason Twombly (NRPC), Dane Rota, Charlie Moser (Ex-O), Lee Siegmann, Kate Batcheller (Alt)

Absent

Kerrie Baldi (Alt)

Call to Order

7:31 PM

Next Meeting

Next Meeting: September 25, 2019

Voting Members Tonight

Charlie Moser has replaced Louise Lavoie as the Selectmen Ex-Officio member of the Planning board. General voting members tonight: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Lee Siegmann, Kate Batcheller, Charlie Moser. Specific hearings may have a different list of voting members.

Regular/Old Business

Minutes

The board voted to approve the minutes of July 31, 2019.

Correspondence

No correspondence.

Public Hearing - Transportation Chapter for Master Plan

Public Hearing on adoption of the Transportation plan.

Citizens present: Kathy Chapman, Liz Fletcher and Garth Fletcher.

Kathy Chapman brought comments from the Mason Energy Commission (MEC).

- Commuter parking for carpooling: Conduct a survey to determine what directions people take to commute. Designate carpool parking locations along routes that people actually take. Set up an online carpool information exchange so that people can see what carpooling is available. NH Department of Transportation's Rideshare website is one possibility <<https://www.nh.gov/dot/programs/rideshare/>>.
- Energy efficiency: MEC would like the Master Plan Transportation chapter to state that any future town purchases should consider energy efficiency and reduction in the use of fossil fuels in favor of renewable sources.

Kathy also brought a memo containing recommendations from "Citizens from the Town of Mason".

- The Town should consider forming a permanent road advisory committee to study the roads and make recommendations on changes to the current road policies including, but not limited to, paving, gravel road treatment (i.e. dust control) and signage.
- The Town should consider increasing the budget for maintaining paved roads.
- The memo also contained a page of questions that the board will consider over the next month.

Scott made a motion to continue the hearing to September 25, 2019, at 7:45 pm. Dane seconded. Vote: Scott - aye, Lee - aye, Dotsie - aye, Dane - aye, Charlie - aye, Kate - aye.

New/Continuing Hearings

MAS 19-04 - Curtis John Spacht Revocable Trust, 765 Greenville Road, Mason, NH 03048 (Tax Map Lot A-16) and James A. Canfield Trust, 187 Severn Way, Arnold, MD 21012 (Tax Map Lot A-18), to adjust the common lot line between Lot A-16 and Lot A-18.

Charlie Moser recused himself.

Abutters present: None

Kathleen Chapman is representing the Curtis John Spacht Revocable Trust as the owner. Kathleen Chapman also presented a letter of authorization to represent the James A. Canfield Trust, "EXCEPT that said Kathleen Chapman shall not agree to modification of any

boundary lines except as shown on the plat submitted to the Planning Board with the application for lot line adjustment approval.”

Voting members for this hearing: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Lee Siegmann, Kate Batcheller.

The purpose of the lot line adjustment is to get the existing riding arena to be entirely on lot A-16. At the time the riding arena was constructed on lot A-16, it was located according to the then-current understanding of where the lot line was. Since then a professional survey has been conducted and the riding arena is partially located on lot A-18. This lot line adjustment will change the boundary so that the entire riding arena will be on lot A-16.

This lot line adjustment will not change the acreage of either lot: the size of Parcel A being transferred from lot A-18 to A-16 is offset by the size of Parcel B being transferred from lot A-16 to lot A-18.

This lot line adjustment will not change the frontage of either lot: neither Parcel A nor B contains frontage.

Review of the plat for Completeness:

- Block for Planning Board Approval has a line for Secretary. That has to be removed.
- A box for the HCRD recording block needs to be added.
- Need to add a waiver for Section 4.03.3.xv - 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).
- The notes on the plat use the terms Tax Map Parcel A-16 and Tax Map Parcel A-18. This could be confused with the Parcel A and Parcel B in the lot line adjustment. The notes should be changed to Tax Map Lot A-16 and Tax Map Lot A-18.
- The fees provided were calculated from the 2009 revision of the Subdivision Regulations. The current fee structure is in the 2019 revision.

Scott made a motion declare Application MAS 19-04 a Completed Application. Lee seconded. Vote: Scott - aye, Lee - aye, Dotsie - aye, Dane - aye, Kate - aye.

Scott made a motion stating that this application has no Regional Impact. Lee seconded. Vote: Scott - aye, Lee - aye, Dotsie - aye, Dane - aye, Kate - aye.

Scott made a motion to grant Conditional Approval to hearing MAS 19-04, subject to the following conditions:

- Remove the Secretary line in the box entitled Approved by the Mason Planning Board.
- Add a box for the HCRD recording block.

- Add a waiver for Section 4.03.3.xv – 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).
- The notes on the plat use the terms Tax Map Parcel A-16 and Tax Map Parcel A-18. Change the wording to Tax Map Lot A-16 and Tax Map Lot A-18.
- Payment of all fees.

Kate seconded. Vote: Scott - aye, Dotsie - aye, Dane - aye, Kate - aye, Lee - aye.

Application MAS 19-04 has been conditionally approved.

Other Business

Master Plan

Dane is working on the Economic Development chapter. Board discussed forming a committee of interested citizens to evaluate data from NRPC and any other sources and making recommendations. This could be an offshoot of the Visioning exercise.

Action Items

Board members will look over the citizen input memo to the proposed Transportation chapter of the master plan.

Adjourn

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