



Mason Planning Board

October 30, 2019

Approved

Attending

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

Absent

Kerrie Baldi (Alt)

Call to Order

7:30 PM

Next Meeting

Next Meeting: November 27, 2019 at **new starting time, 7 pm.**

December meeting: Tentative December 18, 2019

Voting Members Tonight

Voting members tonight: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann. Specific hearings may have a different list of voting members.

Regular/Old Business

Minutes

The board voted to approve the minutes of September 25, 2019.

Correspondence

No correspondence.

New/Continuing Hearings

MAS 19-05 Darrell Scott, 632 Sand Pit Rd, Mason, NH. SitePlan application for an outdoor climbing wall on tax map lot D-24. DBA The Climbing Tower of Mason, NH LLC.

Abutters present: None

Voting members: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Darrell Scott presented his proposal.

The climbing wall will be used by local youth, scout and civic groups by invitation and appointment only. The LLC will operate as a non-profit, with the purpose of providing a public service to local communities. Lot D-24 is located in the GRAF district and lies outside the 100-year flood hazard boundary.

The board reviewed the application against the site plan review checklist.

Charlie Moser made a motion that we waive all the plat requirements in the site plan review checklist and use the sketch provided with the application. Scott seconded. All voted in favor: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Dotsie asked how the site will be secured against curious children. Darrell indicated the trap door at the top of the stairs will be locked, preventing access to the top of the structure via stairs. The climbing surface and hand/foot holds will be covered by a tarp-like nylon cover extending from the top to the ground. Along the ground there will be locked attachment points anchoring the cover.

Do the guy wires need to be marked for visibility? All but one are located near trees and are unlikely to be a problem. The one near the walkway and any others that could possibly be walked into will be covered with visibility tubing.

Scott made a motion to accept this application as Complete. Dane seconded. All voted in favor: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Scott made a motion that there is no Regional Impact. Lee seconded. All voted in favor: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

There will be an outdoor composting toilet, built according to a design found on the internet. Waste will be collected in a 5 gallon tank. When partly full, it will be set aside to compost for two years before spreading in a non-agricultural area, and another tank will be put into use. Charlie pointed out that the town of Milford would accept the tank.

Charlie would like inspection of the composting toilet and tank by the Mason Health Officer to be a condition of approval, condition subsequent. Darrell indicates the bathroom facilities in his home can be used when the composting toilet is not available.

Parking for 6 cars will be along the paved driveway. It is not shown on the sketch. Make this a condition of approval.

Hearing opened for public comment.

Barbara Devore commented that the Fire Department might be interested in using the site for training.

Hearing closed for public comment.

Scott made a motion to grant application MAS 19-05 approval, subject to the following conditions. Lee seconded.

Conditions for approval:

- Update the sketch with a note indicating there is parking for up to 6 vehicles along the driveway, not on the public road.
- The design for the composting toilet and waste containment shall be approved by the Mason Health Officer before the toilet is put into use.

Vote on the motion for approval: Scott MacGarvey - aye, Dotsie Millbrandt - aye, Dane Rota - aye, Charlie Moser - aye, Lee Siegmann - aye.

**MAS 19-06 Heidi Jones, 130 Nutting Hill Rd, Mason NH.
Subdivide Tax Map A-22-1 (15.001 acres) into 3 lots A-22-1
(5.000 acres), Lot A-22-2 (5.001 acres), Lot A-22-12 (5.000
acres).**

Abutters present:

Ryan and Cassandra Vaillancourt, 88 Batchelder Rd

Chris Leask and Lin Haynes, 103 Batchelder Rd

Other attendees with standing:

Liz Fletcher - Conservation Commission

Voting members: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Randy Haight of Meridian Land Services presented the application. Plat corrections needed:

- Well site and protection area for A-22-11 needs to be shown on the plat.
- Southernmost structure on adjacent lot A-23-2 should be labelled Barn.

Dotsie made a motion to accept this application as Complete. Charlie seconded. All voted in favor: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Dotsie made a motion that there is no Regional Impact, per RSA 36:56. Scott seconded. All voted in favor: Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Lots A-22-11 and A-22-12 contains steep slopes, soils type 161C and 161D – Lyman-Tunbridge Rock Outcrop Complex, slopes 15- 25% and 25-35%, respectively. Both Batchelder Rd and Nutting Hill Rd are gravel roads. Batchelder Rd has a slope of up to 15%. Lot A-22-11 driveway access will be on Nutting Hill Rd. Lot A-22-12 driveway access will be on Batchelder Rd.

Charlie: Driveway locations must be approved by Road Agent. Driveway on A-22-11 should be as far from the corner of Batchelder and Nutting Hill as possible. Culvert along road under driveway is likely to be required. Catch basins to catch runoff may be required.

Conservation Commission recommended a site visit – steep, rock outcroppings. CC has not had a meeting since receiving the application and thus did not submit a report yet. CC members present expressed concerns about slope, setback, soils.

Dotsie made a motion to schedule a site walk on Saturday, November 2 at 11 am. Lee seconded. Abutters Chris Leask and Ryan Vaillancourt volunteered their driveways for parking. Meet at Ryan's driveway. Voting: All in favor, Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Scott made a motion to ask the Conservation Commission to do a wetland review. Dotsie seconded. Vote: All in favor, Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Hearing open to public.

Ryan Vaillancourt – 2 years ago the section of Batchelder Rd from Nutting Hill Rd to Pratt Pond Rd washed out, and Pratt Pond Rd was impassable for half its length. A lot of water comes off the hill in a storm. The ditches along Batchelder Rd overflowed and flooded the gravel road, depositing the washed out soil into the firepond at the corner of Batchelder Rd and Pratt Pond Rd. Clearing the land for development will remove a lot of trees, increasing water flow down the hill and into the road. Ledge is close to the surface, the tree roots are what keeps the soil in place.

When the storm was done, residents found gullies on Pratt Pond Rd that were 3-4 feet deep. There are photos. It was several weeks before the section of Pratt Pond Rd east of Batchelder Rd was fixed.

Cassandra Vaillancourt – Every spring, warming weather sends several streams of snowmelt through the yard from the steep ledges in the proposed lots. She showed photos. She is concerned that development on the two proposed lots north of her property will increase the runoff.

Lin Haynes – Batchelder Rd washes out a couple of times a year, it's not a rare event. When this happens, she can't drive on it. She parks at Pickety Place, farther up Batchelder Rd, and walks a quarter mile to her house.

Chris Leask – An engineered septic system should be required for the new houses.

Scott made a motion to continue this hearing to Nov. 27 at 7:10 pm. Dotsie second. Vote: All in favor, Scott MacGarvey, Dotsie Millbrandt, Dane Rota, Charlie Moser, Lee Siegmann.

Other Business

Changing Meeting Hours

The board is amending the bylaws as follows: Town of Mason Planning Board Rules and Procedures section entitled Meetings, paragraph 1. Change “at 7:30 pm” to “at 7:00 pm”. Change “after 9:59 pm” to “after 9:30 pm”.

To be eligible for amendment, the board needs to read the amended sections at two successive meetings. They were read at the September meeting and the board tonight.

Scott made a motion to approve the amendment. Charlie seconded. Vote: Scott MacGarvey - aye, Dotsie Millbrandt - aye, Dane Rota - aye, Charlie Moser - aye, Lee Siegmann - aye.

The change will go into effect for the next meeting.

Master Plan

Dane has worked with NRPC to gather information about the key indicators of economic development trends in Mason and the region. He has a rough draft of the Economic Development chapter ready for review.

Kate has a first draft of the Land Use chapter ready for us to look over. It will be further developed after we get citizen input from the survey and hearings.

What would be the effects on Mason if rail service comes into Nashua?

For the Vision section, start by conducting a survey. Make it online, as that will get more responses, but provide paper for those who request it. Then hold a Future of Mason meeting to present the results and discuss ideas. This provides input for the Vision chapter.

Other

Planning Board 2020 Budget - Scott went over his proposed budget to submit to the Selectmen.

Kate attended OSI Training earlier this month.

Action Items

Board members to review Dane and Kate’s master plan drafts. Board members to 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 10:36 pm.