



TOWN OF MASON, NH - PLANNING BOARD

Mason Town Offices & Library
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Mason, NH 03048



Planning Board Website - (http://www.mason-nh.org)

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NOTICE OF DECISION

Authority: RSA 676:3

DATE: December 3rd, 2019

Project Name: Jones Subdivision Case Number: MAS 19-06
Plan (Plat) Date: October 1, 2019 Tax Map: A Lot #: 22-1

MEETING DATE: 11/27/19
Conditional Approved
APPLICANT(s): Heidi Jones
130 Nutting Hill Road
Mason, NH 03048
Applicants Rep: Meridian Land Services
APPLICATION TYPE: Subdivision

In accordance with RSA 676:3, Issuance of Decision, this document and any attachments serves as written notice in the matter described herein, where the Town of Mason, NH Planning Board (Board), at a public hearing noticed in accordance with RSA 676:4, Boards Procedures on Plats; has, after consideration of the information before them, voted in the affirmative on a motion to [X] Approve / [] Deny the application before the Board:

An application by Heidi Jones, 130 Nutting Hill Road, Mason, NH, 03048, to subdivide Tax Map A Lot 22-1 (15.001 acres) located on the corner of Nutting Hill Road and Batchelder Road. This lot is located in the GRAF district and lies outside of the 100-year flood boundary. The subdivision would result in 3 lots, A-22-1 (5.000 acres), Lot A-22-11 (5.001 acres), and Lot A-22-12 (5.000). All lots will be serviced by onsite septic and individual wells.

- [] The application has been denied for the following reason(s) for the denial:
[X] The application was approved with the following condition(s) to be completed for final approval:

- 1. Issuance of a building permit and/or driveway permit for improvement to Lot A-22-12 shall require certification of a Professional Engineer that the proposed improvements will not increase the amount or rate of runoff flowing off the lot.

Fees are accepted in the form of a check or money order made out to the Town of Mason and/or the Hillsborough County Register of Deeds as applicable.

Scott MacGarvey
Chairman, Mason Planning Board

Attachments: November 27, 2019 Planning Board Meeting Minutes



Mason Planning Board

November 27, 2019

Unapproved

Attending

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

Absent

Kerrie Baldi (Alt)

Call to Order

7:30 PM

Next Meeting

Next Meeting: December 18, 2019 at 7 pm

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 October 25, 2019 and November 2, 2019.

Correspondence

No correspondence.

New/Continuing Hearings

**MAS 19-06 Heidi Jones, 130 Nutting Hill Rd, Mason NH.
Application to 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:

Chris Leask, 103 Batchelder Rd, Mason

Other attendees with standing:

Liz Fletcher and Barbara DeVore - Conservation Commission

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

Hearing is continued from October 25. Site walk occurred on November 2.

The Conservation Commission submitted the Wetlands Review that the PB had requested last month. Liz went over the CC report, showing locations on the plat on the easel.

Recommendations:

- Land-clearing or other soil disturbance within 50 feet of all mapped wetlands should be avoided, to prevent erosion that can cause further siltation of culverts and ditches on Batchelder Road.
- Because of severe steepness and the prevalence of shallow bedrock causing intense storm runoff, the Conservation Commission believes that this land is generally unsuited for further development. Existing damaging runoff problems would be increased by land-clearing on or near bedrock slopes, and by the impervious areas (buildings, driveways) come with development.
- If the Board grants subdivision approval, the Conservation Commission recommends as a condition that High Intensity Soil Surveys be done in the 4,000 square foot areas for the septic systems on lots A-22-1-1 and A-22-1-2 to prove that enough suitable soil exists throughout these 4,000 sq.ft. Areas.
- The tree dump near waypoint 173 should not be covered with fill.

Open for public hearing again. No comment received. Abutter Chris said he had nothing more to add over his comments last month.

The board discussed the CC recommendations. Drainage along Batchelder Road is a serious concern and there is significant potential for increased runoff due to the driveway cut for Lot A-22-12 and clearing of trees for building. Some of the recommendations are excellent best management practices.

Charlie suggested condition a note on the plat: "Issuance of a building permit and/or driveway permit for improvement to Lot A-22-12 shall require certification of a Professional

Engineer that the proposed improvements will not increase the amount or rate of runoff flowing off the lot.”

Road Agent Dave Morrison expressed concerns in an email about the culvert that crosses Batchelder Road from near the north boundary of proposed lot A-22-12 to near the north boundary of lot A-23-1. In heavy rains it does not adequately handle the flow of water coming downhill along the road. The board discussed whether the applicant should be required to cover the cost of fixing it, to prevent flooding. It decided that this was a town problem, not a subdivision problem, because it is already inadequate.

Scott made a motion to grant conditional approval to application MAS 19-06 subject to the following condition:

- Issuance of a building permit and/or driveway permit for improvement to Lot A-22-12 shall require certification of a Professional Engineer that the proposed improvements will not increase the amount or rate of runoff flowing off the lot.

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

Application MAS 19-06 was granted conditional approval.

MAS 19-07 Chris Leask, 103 Batchelder Rd, Mason. Application for a Voluntary Lot Merger, merging tax map Lot A-23-1 with A-23-2, creating one lot to be designated A-23-1.

Both lots are located on Batchelder Road.

There are no liens on either lot. The board sees no problems.

Scott made a motion to approve application MAS 19-07. Dane seconded. Vote: All in favor. Scott MacGarvey - aye, Dotsie Millbrandt - aye, Dane Rota - aye, Charlie Moser - aye, Lee Siegmann - aye.

Application MAS 19-07 is approved.

Chris wrote a check for \$16.50 to the Hillsborough County Registry of Deeds.

Other Business

Trees on Scenic Road

An email from Road Agent Dave Morrison states that there are two trees on Jackson Road that should be taken down before they fall and cause a hazard. There is funding available for removal, but only until the end of the year. Jackson Road is a designated scenic road, so a public hearing is required. Two notices need to be published in a newspaper ASAP, the latter one no later than December 11 for the board to be able to hold a public hearing at its next meeting on Dec 18.

Master Plan

Dane has worked with NRPC to gather data for the Economic Development chapter of the Master Plan. Interesting data. The chapter will discuss growth, sustainability, and what town will look like in 10 years. Dane will add the chapter introduction that we want for all the chapters, summarizing recommendations and changes since last master plan.

Action Items

Have a good Thanksgiving.

Adjourn

Dotsie made a motion to adjourn. Charlie seconded. Motion carried unanimously. Meeting adjourned at 10:36 pm.