



**Zoning Board of Adjustment  
Town of Mason, NH**

16 Darling Hill Road – Mann House  
Mason, New Hampshire 03048  
(603)878-2070 (603)878-4892 fax

Agenda for Board of Adjustment Meeting: September 19, 2022.  
Meeting to be held in Town Hall – Meeting House Hill Road

- A. Call to Order by Chairman: Bill Fritz at 7.00 pm
- B. Roll Call: Bill Fritz Chair, Bob Young Vice Chair, Phil Garside, Landon Smith, Mary Pierce, Connie Lacasse Alt, Clerk, Karen Hallett Alt

**Old Business:**

Minutes of 18 April 2022 meeting to be reviewed for approval

**New Business:**

Election of Clerk: new ZBA member Karen Hallett has volunteered

Documentation change recommendations: Application form for BOA, add text box to Special Exception; correct mailing now up to \$7.82 per certified/registered letter

**Special Exception 1-2022 Review:**

Completeness of Application and funds to be collected – 3 checks: \$100 Filing Fee, Postage 10x \$7.82 and newspaper Adver fees for Special Exception.

Marty's Driving Range to build a parking lot for the purpose of parking vehicles for outdoor concerts held at the existing establishment on Churchill Road/Route 124 (see attached notes from Plat)

If Application is accepted and is complete, the Hearing will commence.

**Notes from Plat as presented by Marty's Driving Range – aka “The Range”**

1. The approved concert event site plan for the stage located off Old Turnpike Road received approval in 2021. Parking approved included parking on the greens and existing overflow parking off Churchill Road within the Industrial parking lot. Due to safety concern, the Owner (Marty Ruggiero) bought the adjacent lot and graded it off for overflow parking. As per the previously approved site plan.
2. For weekday operations the Driving Range operation will continue using the parking spaces provided in the existing parking lot off Old Turnpike Road and the

light industrial units will utilize the existing parking lot off Churchill Road. The new parking lot on this site will be dynamic according to the need.

3. When large concert events are scheduled, there will be traffic attendees and lane markers consistent with the approved event site plan
4. Parking layout as shown accommodates 263 'x18' parking spaces

General Notes from Plat as presented by Surveying Company – Sanford  
with Revisions #1 dated 8/25/22

1. Reference this parcel as map J Lot 60 – Owner: Marty's Driving Range LLC  
96 Old Turnpike Road  
Mason, NH 03048
2. Subject parcel is a lot of Record, Area=785,800 sft or 18.04+/-acres
3. Parcel is zoned general residential, agricultural and forestry (GRAF)
4. The purpose of this preliminary plan is to show a proposed overflow parking field for patrons of “The Range” across Churchill Road on Lot J69-1