



TOWN OF MASON, NH - PLANNING BOARD

Mason Town Offices & Library
Mann House, 16 Darling Hill Road
▪ Mason, NH 03048-4615



[Planning Board Website – masonnh.us](http://masonnh.us)

Phone: (603) 878-2070 ▪ Fax: (603) 878-4892 (Selectmen's Office)

Phone: (603) 417-6570

Mason Planning Board Meeting Mason Town Hall - 7 Meetinghouse Hill Road Wednesday, April 27, 2022 7:00 PM NOTICE of AGENDA

- 7:00** Call to order by Chairman
Attendance
Set date of next meeting
Minutes of previous meeting to approve (3/30/22)
Reading of communications directed to the Board
- 7:10** Ron Ilomaki for conceptual consultation of a potential 5-lot subdivision on Lot J-10.
- 7:25** David Eaton for conceptual consultation on Lot F-16-4.
- 7:40** Hearings on submitted applications and regulatory changes - No hearings will be started after 9:30 pm. (Hearings in progress at 9:30 PM will proceed at the Planning Board's discretion)
MAS 22-01: An application by BLC Holdings, LLC, for a lot line adjustment between lot E-31 and lot E-36-3 to convey a 2.407-acre portion of lot E-31 to lot E-36-3 and a .962-acre portion of lot E-36-3 to lot E-31. Lot E-36-3 would increase from 5.256 acres to 7.065 acres and lot E-31 would decrease to 48.3 acres. Lot E-31 would be subdivided into three lots including proposed lot E-31 (28.725 acres), proposed lot E-31-1 (5.272 acres) and proposed lot E-31-2 (5.060 acres). A .285-acre "Parcel C" would be conveyed to the Town for Scripps Lane and a 7.784-acre conservation "Parcel D" would be conveyed to the Town and consolidated with Town-owned lot G-24. Newly created and reconfigured lots E-31, E-31-1, E-31-2 and E-36-3 would front on a new cul-de-sac street proposed to be built off of Scripps Lane. The lots would be served by on-site septic and individual wells. **Continued from March 30, 2022.**

Other Business

New business

- ADU Zoning Update
- Chris Jones, candidate for alternate member

Old business

- Adjourn -

The public is invited to attend the above-described Mason Planning Board Meeting.



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, March 30, 2022

Location: Mason Town Hall

Minutes: **Unapproved**

Call to Order

The meeting was called to order at 7:01 PM by Dane Rota.

Roll Call

Attending Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), Jay Minkarah (NRPC), Gerry Anderson, Katie Boots (Alt.)

The next regular meeting is April 27, 2022.

Absent Members

Cynthia Donovan, John Suiter

Voting Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), Gerry Anderson, Katie Boots (Alt.)

Minutes of Previous Meeting

The board read the minutes of February 23, 2022. Noted to add abutter Bruce Mann to list of abutters.

Charlie made a motion to approve minutes from February 23, 2022. Dane seconded the motion. Dotsie, Gerry, and Katie approved. Motion passed.

Communication to the Board

Letter from Ryan Hayward to the planning board in meeting agenda packet regarding the public hearing MAS 22-01.

Public Hearings

MAS 22-01 Continuation:

An application by BLC Holdings, LLC, for a lot line adjustment between lot E-31 and lot E-36-3 to convey a 2.407-acre portion of lot E-31 to lot E-36-3 and a .962-acre portion of lot E-36-3 to lot E-31. Lot E-36-3 would increase from 5.256 acres to 7.065 acres and lot E-31 would decrease to 48.3 acres. Lot E-31 would be subdivided into three lots including proposed lot E-31 (28.725 acres), proposed lot E-31-1

(5.272 acres) and proposed lot E-31-2 (5.060 acres). A .285-acre "Parcel C" would be conveyed to the Town for Scripps Lane and a 7.784-acre conservation "Parcel D" would be conveyed to the Town and consolidated with Town-owned lot G-24. Newly created and reconfigured lots E-31, E-31-1, E-31-2 and E-36-3 would front on a new cul-de-sac street proposed to be built off of Scripps Lane. The lots would be served by on-site septic and individual wells.

Saturday, March 26:

10 am Site Walk at Lot E-31 Scripps Lane, continued from February 23, 2022.

Attendees: Board members: Dane Rota, Dotsie Millbrandt, Katie Boots, Gerry Anderson, Charlie Moser. Town Officials: Kate Batchelder, Bob Larochelle, Liz Fletcher, Roy Lundstedt, Anthony Burns. NRPC: Sheena Duncan, Abutter Bruce Mann, Applicants: Randy Haight, Mr. and Mrs. Mike Emanuel.

Randy conducted briefing of key site features from the intersection of Scripps La to a cul de sac on proposed town road, tentatively known as Twig Lane. Issues discussed included road surface specifications. Requested waivers for road grade and line of sight, conveyance of existing turn around on Scripps Lane to the Town of Mason, drainage plan, proposed conservation easement and alteration of terrain noted in southwest area of proposed Lot E-31. Randy pointed out the existing culvert bridge would need to be expanded to meet town road standards. Prior to the site walk, Charlie received call from Bruce Mann that he was concerned about the 2011 terrain permit not having been completed.

March 30 Meeting:

Board is still waiting for the report from the town Engineer on results of site plan, including waiver requests; should have by next meeting in April. The Conservation Committee conducted onsite review of the Black Gum Trees- Board asked if possible to add Black Gum Tree location to the site plans for future reference. Will review with CC for next month.

Randy stated that the new test pit reports for all four sites was completed and are within the provided plans. Randy also requesting finalized escrow amount be provided to the applicant and asked how to get the road name confirmed- board will advise.

Waivers: Board requesting wait on voting until April's meeting.

Public hearing closed until next meeting on April 27 @ 7PM.

Old Business

CIP Update

No update.

New Business

Election of Officers

Dane nominated Katie Boots to be Secretary Pro Tem. Charlie seconded. Gerry, Dotsie approved. Motion passed.

Dane nominated Dotsie Millbrandt to be Vice-Chairman. Charlie seconded. Gerry, Katie approved. Motion passed.

Dotsie nominated Dane to be Chairman. Charlie seconded. Gerry, Katie approved. Motion passed.

Review of updates to existing Rules of Procedures for approval

Board members reviewed the recommended changes to the Rules of Procedures. Dotsie made motion to accept the 2022 draft of the Mason Planning Board Rules of Procedures. Katie seconded. Dane, Charlie, Gerry approved. Motion passed.

Hearings on Subdivision / Site Plans

N/A

Other Business

Wetlands Buffer Ordinance Review

Dane will be meeting with the Conservation Committee to discuss the Wetlands Buffer Ordinance. Dotsie mentioned that some of the public comments regarding the Ordinance were that a lot of the requirements within the proposed ordinance were already covered by State regulations. She will compile the list for public knowledge.

Adjournment

Charlie made a motion to adjourn at 8:34. Dotsie seconded. Motion carried unanimously. Dane, Katie, and Gerry approved. Meeting adjourned at 8:34.

April 19, 2022

Planning Board
Town of Mason
16 Darling Hill Road
Mason, NH 03048

Re: BTC Holdings, LLC (Map E, Lot 31 & 36.3) - Subdivision Plan Review

Dear Board Members:

We reviewed the ten-sheet subdivision plan dated November 9, 2021 and a Stormwater Management Report dated February 2, 2022 both prepared by Meridian Land Services, Inc. in accordance with our agreement with the Town. Based on that review and site check, we offer the following comments:

1. There is a note on Sheet 3 that indicates 3' shoulder but the Typical Section depicts 2' shoulders. Revise plan accordingly.
2. The painted STOP line must be located at the proposed STOP sign.
3. The ditch fill section indicates a berm on a downslope towards the roadway which will block flow from entering the ditch. Was this intended to be a berm on a downslope away from the roadway?
4. Roadway cross sections are required by the Regulations but have not been provided. Please provide.
5. The roadway cross slope at the cul-de-sac is unusual in that it slopes towards the center of the circle rather than away from the center. This will create a sharp transition between the cross slope in the circle and the normal roadway cross slope at the north end of the cul-de-sac (where the two sides merge together). This may cause problems for maintenance and create undesirable driving characteristics. Revise the plan so the roadway slopes away from the centerline.
6. Regarding the proposed open bottom box culvert:
 - a. The current condition of the existing culvert must be clearly documented (design calculations, shop drawings, and load ratings to consider allowing it to remain under a proposed Town roadway. Also, a licensed NH Professional Engineer must certify that the construction of the existing culvert was completed properly and that the physical condition of the existing culvert meets current design standards.
 - b. Easements are required for the headwalls
 - c. The Box Culvert Profile on Sheet 6 depicts a vertical curb (integral to the structure) at 9' off the centerline which includes no shoulders. A 2' shoulder must be provided between the travel lanes and guardrail or any other vertical element. Also, the Box Culvert Profile

- is lacking basic detail such as guardrail/curb offset, vertical curb reveal, and roadway base pavement materials (assumed all crushed gravel).
- d. The load rating forms required by NHDOT for the existing and new structures must be provided prior to the Town accepting the structure. A note must be added to the plan to require this.
 - e. Understanding that final design of the box culvert extension will be completed after approval and before construction, a basic plan of how the new sections will be connected to the existing sections is required (mechanical connections between section is required).
7. Easements are required for all drainage elements related to the roadway.
 8. There will be additional stormwater flow directed to Scripps Lane as a result of the roadway and lot development although not shown in the drainage analysis. The amount of the increase must be quantified and any potential downstream impacts identified and mitigated unless it can be proven downstream systems are adequate for the additional flow.
 9. The ditch on Scripps Lane along the frontage of this property needs repair. Considering the project will bring additional traffic to this area, off site improvements, including an improved ditch line, would be appropriate for the Planning Board to consider.
 10. Test pits are required to determine groundwater elevation in the proposed detention basins. Based on other test pits for the septic systems, the detention basins will be located within the groundwater table. This is particularly problematic for the stormwater basin in the middle of the cul-de-sac.
 11. There appears to be inadequate cover over the proposed pipes at Station 0+15 and 3+85. Please revise to provide additional cover over the pipes.
 12. An impermeable liner is proposed in the detention basin according to the detail on Sheet 9. This may create an unstable condition in high groundwater periods due to buoyancy pressure from below. Clarify why an impermeable layer is required and how the basin will remain stable during high groundwater periods. Also, additional detail is required including the width of the berm and the side slope rates (inside and outside the basin).
 13. Two waivers were requested including Roadway Grade within 100' of an intersection and Roadway Vertical Curves. Both of these are related to the steep slope between the intersection with Scripps Lane and existing concrete box culvert. Stopping sight distance at a STOP controlled intersection can be reduced without a significant reduction in safety. Also, the 3% grade for 100' within the intersection is primarily for a landing area so vehicles can enter the road safely. Considering the low volumes on both Scripps Lane, that the proposed roadway slopes down towards Scripps Lane, and that not granting this waiver would result in a steeper proposed roadway if the culvert must remain, the waiver requests appear reasonable.

If you have any question or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562.

Sincerely,

KV Partners LLC

A handwritten signature in black ink, appearing to read "Michael S. Vignale". The signature is fluid and cursive, with a horizontal line extending from the end.

Michael S. Vignale, P.E.
Principal Engineer

REFERENCE PLANS:

- "SCRIPTURE FARM - LOT LINE REVISION & SUBDIVISION PLAN - TAX MAP PARCELS E-30, E-31 & E-36 - LAND OF - ROBERT G. LIPIN - AND EVELYN F. ELLIS - MASON, NEW HAMPSHIRE", SCALE: 1"=100', DATED AUGUST 1, 2007, BY THIS OFFICE (H.C.R.D. PLAN #35815).
- "EASEMENT PLAN - TAX MAP PARCELS E-30 & E-36 - PREPARED FOR - EVELYN F. ELLIS - & ROBERT G. LIPIN - MASON, NEW HAMPSHIRE", SCALE: 1"=50' DATED DECEMBER 12, 2006 BY THIS OFFICE (H.C.R.D. PLAN #35340).
- "PARKING EASEMENT PLAN - TAX MAP PARCEL E-31 - (SCRIPPS LANE) - MASON, NEW HAMPSHIRE - PREPARED FOR: - MASON CONSERVATION COMMISSION - MANN HOUSE, 16 DARLING HILL ROAD, MASON, NH 03048 - LAND OF: - TONY LOMBARDO & MELISSA MUDRICK - SCRIPPS LANE, MASON, NH 03048" SCALE 1"=20', DATED OCTOBER 20, 2015 BY FIELDSTONE LAND CONSULTANTS, PLLC (H.C.R.D. PLAN #39253).
- "BOSTON AND MAINE CORPORATION - VAL. SEC. 36.4 MAPS 16-22 - MASON, N.H. - OFFICE OF THE VICE PRES.-ENG.", SCALE: 1"=200', DATED 4-13-81, REVISED THROUGH 8-2-84 BY BOSTON AND MAINE CORP., SHEETS 1 & 2 OF 3 (NOT RECORDED).

AREA CHART

LOT NO.	EXISTING	PROPOSED	FINAL
E-31	49.7± ACRES 2,167,000± S.F.	48.30± ACRES 2,105,700± S.F.	28.725 ACRES 1,251,245 S.F.
E-36-3	5.625 ACRES 245,000 S.F.	7.065 ACRES 307,753 S.F.	7.065 ACRES 307,753 S.F.
E-31-1	-----	5.272 ACRES 229,658 S.F.	5.272 ACRES 229,658 S.F.
E-31-2	-----	5.060 ACRES 220,397 S.F.	5.060 ACRES 220,397 S.F.
G-24	5.67± ACRES 247,000± S.F.	13.45± ACRES 586,000± S.F.	13.45± ACRES 586,000± S.F.
PARCEL 'A'	2.407 ACRES 104,828 S.F.	-----	-----
PARCEL 'B'	0.962 ACRES 41,923 S.F.	-----	-----
PARCEL 'C'	0.285 ACRES 12,414 S.F.	-----	-----
PARCEL 'D'	7.784 ACRES 339,063 S.F.	-----	-----

LOT LINE TABLE

LINE	BEARING	LENGTH
L21	N82°33'E	57'±
L22	N84°52'E	60'±
L23	N75°35'E	27'±
L24	N79°29'E	21'±
L25	N66°18'E	50'±
L26	N69°25'E	59'±

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - EDGE OF WETLANDS
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - 25' CONTOUR INTERVAL
 - 5' CONTOUR INTERVAL
 - EDGE OF WATER
 - STONE WALL
 - WIRE FENCE
 - EXISTING BUILDING
 - GRAPHIC SCALE
 - LI PIPE FND.
 - LPIN FND.
 - D.H. FND.
 - G.B. FND.
 - D.H. SET
 - G.B. (tbs)
 - IRON PIN (tbs)
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - DRILL HOLE FOUND
 - GRANITE BOUND FOUND
 - DRILL HOLE SET
 - GRANITE BOUND OR DRILL HOLE TO BE SET
 - DRILL HOLE TO BE SET
 - IRON PIN TO BE SET OR DRILL HOLE TO BE SET
 - UTILITY POLE AND GUY WIRE
 - WELL
 - PREFERRED DRIVEWAY LOC.
 - POTENTIAL STUMP
 - COMPOST AREA

APPROVED BY MASON PLANNING BOARD

ON: _____ CERTIFIED BY _____

CHAIRMAN: _____

HCRD PLAN #: _____

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

STATE OF NEW HAMPSHIRE
 LAND SURVEYOR
 RANDOLPH A. HAIGHT
 LICENSED PROFESSIONAL SURVEYOR
 No. 670

GRAPHIC SCALE

120' 60' 0 120' 240' 360'

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	3/30/22	UPDATE NOTES, REMOVE WET SETBACK	MPB	RAH	---
A	3/24/22	ADD TEST PITS, UPDATE WETLANDS	MPB	RAH	SCF

G-24
 13.45± ACRES
 586,000±/- SQ. FT.
 (INCLUDING PARCEL 'D', BY ADDITION)

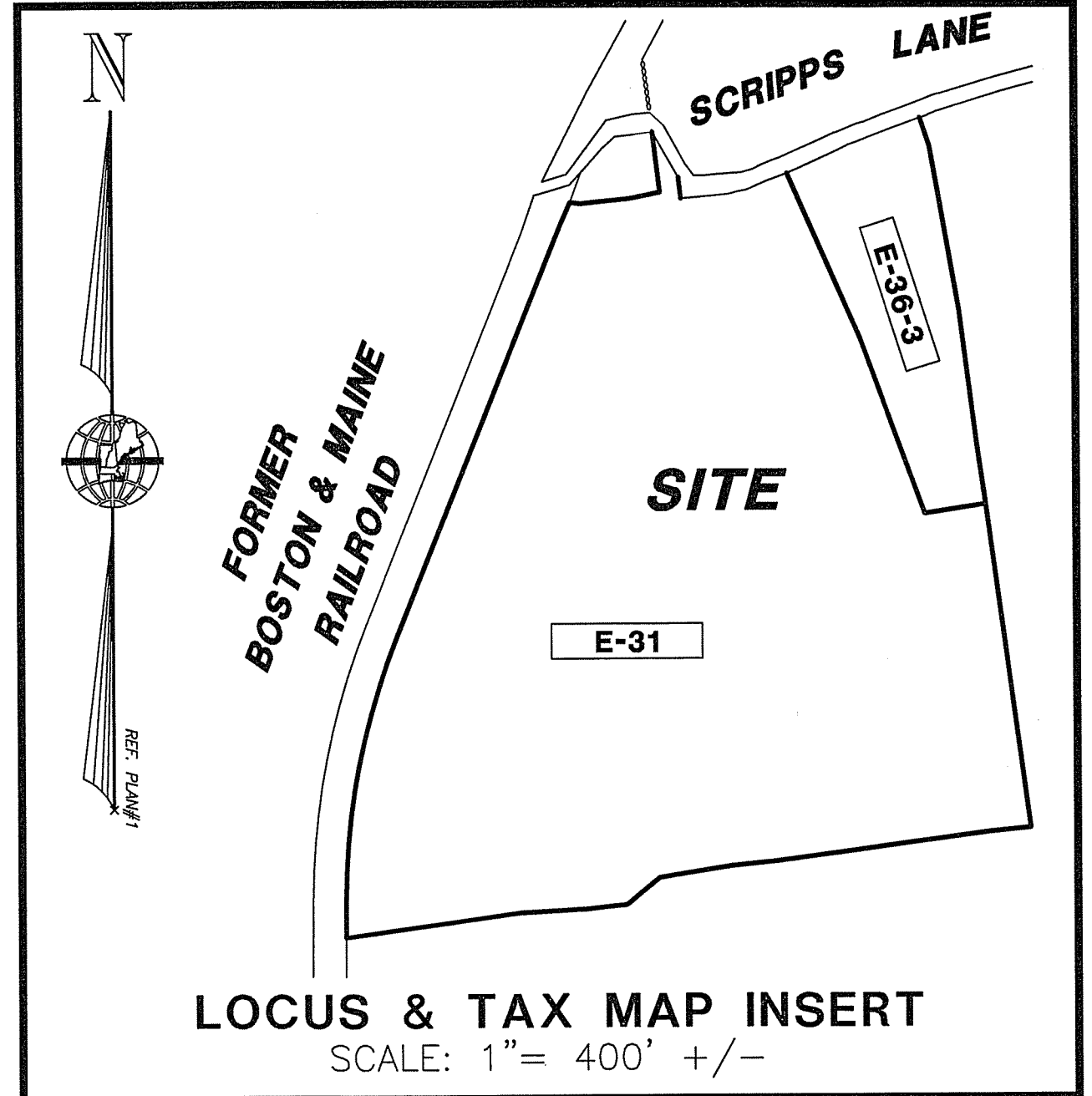
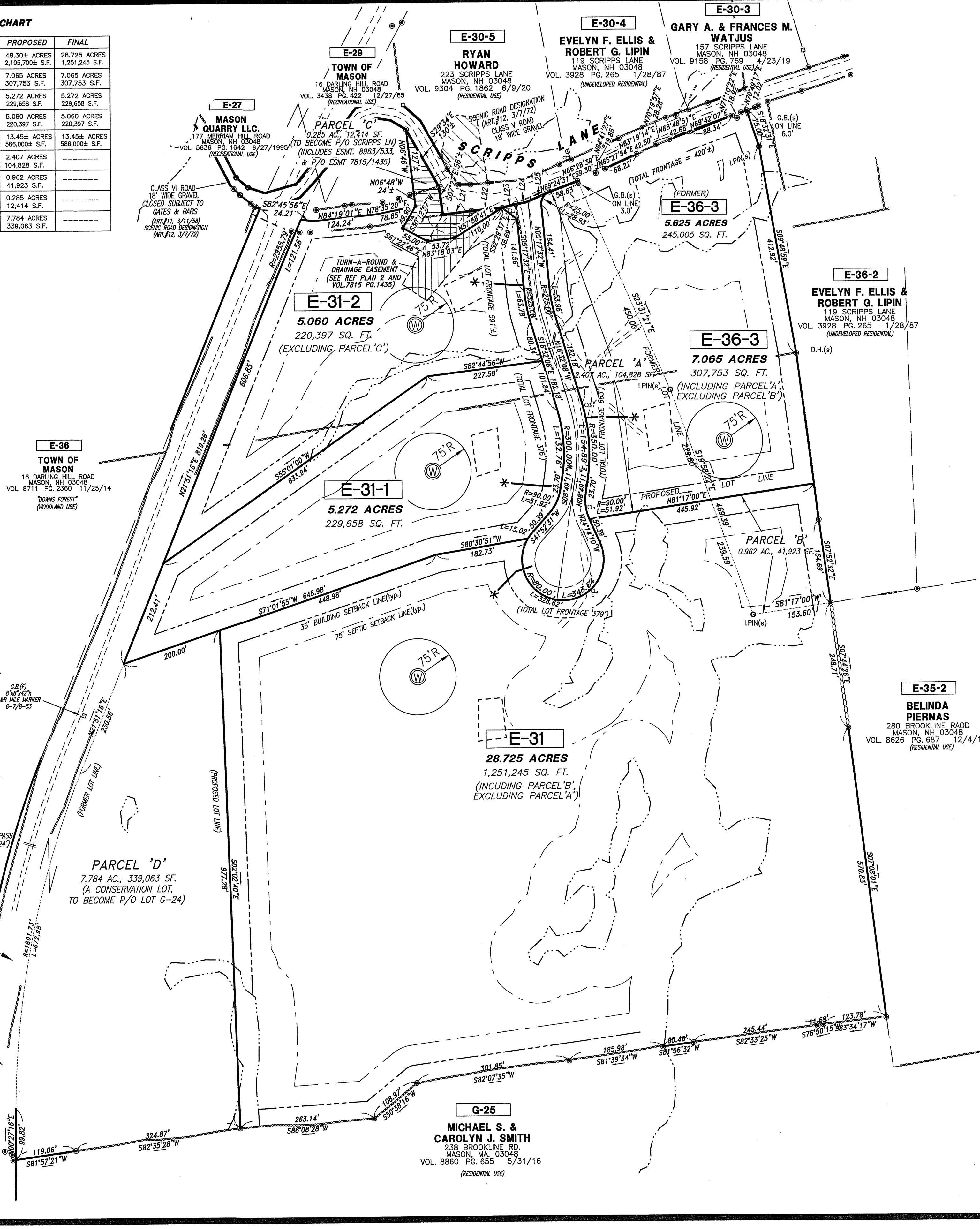
G-24
 TOWN OF MASON
 16 DARLING HILL ROAD
 MASON, NH 03048
 VOL. 3438 PG. 422 12/27/85
 (RECREATIONAL USE)

G-23
 MASON MANN FAMILY LAND TRUST, LLC
 c/o Jonathan Mann, 91 HILL RD.
 TROY, NY 12180
 VOL. 8931 PG. 2070 12/27/16
 (WOODLAND USE)

G-25
 MICHAEL S. & CAROLYN J. SMITH
 238 BROOKLINE RD.
 MASON, NH 03048
 VOL. 8860 PG. 655 5/31/16
 (RESIDENTIAL USE)

FORMER BOSTON & MAINE RAILROAD
 (SEE VALUATION 138.3 SHEETS 19 & 19)

PARCEL 'D'
 7.784 AC., 339,063 SF.
 (A CONSERVATION LOT, TO BECOME P/O LOT G-24)



- NOTES:**
- THE OWNERS OF RECORD OF TAX MAP PARCELS E-31 & E-36-3 IS THE BLC HOLDINGS LLC, 66 PROGRESS AVE., TYNGSBORO, MA 01779. DEED REFERENCES ARE VOL. 9431 PG. 1804 DATED FEBRUARY 26, 2021 AND VOL. 9343 PG. 1665, DATED OCTOBER 21, 2021 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN LOTS E-31 & E-36-3, WITH PARCEL 'A' TO BE CONVEYED TO LOT E-36-3 AND PARCEL 'B' TO BE CONVEYED TO LOT E-31. THEN SUBDIVIDE REVISED LOT E-31 INTO THREE LOTS TOGETHER WITH PARCELS 'C' & 'D'. THE PROPOSED PARCELS 'C' & 'D' ARE TO BE CONVEYED TO THE TOWN OF MASON. PARCEL 'C' IS FOR SCRIPPS LANE IMPROVEMENTS WHICH ALSO CAPTURES ALL OF THE EXISTING EASEMENT AS IN VOL. 8963 PG. 533, DATED 4/22/17 IN THE H.C.R.D. PARCEL 'D' IS TO BE CONSOLIDATED WITH LOT G-24.
 - E-31 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A BOUNDARY SURVEY BY THIS OFFICE.
 - TOTAL AREA OF THE SITE IS 60.99±/- ACRES, THE CLASS V FRONTAGE ALONG SCRIPPS LANE IS 890'±.
 - EXISTING EASEMENTS FOR THE SITE ARE SHOWN. SLOPE & DRAINAGE EASEMENT IS PROPOSED. THE SUBDIVIDERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA, ASSUMPTION OF LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON ANY LAND DEDICATED FOR PUBLIC USE, UNTIL ACCEPTED BY THE TOWN OF MASON.
 - THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON F.E.M.A. COMMUNITY PANEL NUMBER 33011C0605D, DATED SEPT. 25, 2009.
 - ZONING FOR THE SITE IS G.R.A.F. MINIMUM LOT AREA IS 4.00 ACRES WITH 350' OF FRONTAGE. MINIMUM SETBACKS ARE 35' FRONT REAR & SIDE WITH A 75' SEPTIC SETBACK FROM LOT LINES & WETLANDS.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 - IN THE EASTERLY-SOUTHEASTERLY AREA OF LOT E-31 A NUMBER OF BLACK GUM TREES HAVE BEEN SIGHTED AND THEY ARE TO REMAIN UNDISTURBED USING BEST MANAGEMENT FORESTRY PRACTICES. THE MASON CONSERVATION COMMISSION WILL HAVE THE RIGHT TO INSPECT THE TREES ON A BI-ANNUAL BASIS UPON CONTACTING THE LOT OWNER AND ARRANGING FOR A MUTUALLY AGREEABLE INSPECTION TIME.

LOT LINE REVISION & SUBDIVISION PLAN
 TAX MAP E, LOTS 31 & 36-3
BLC HOLDINGS, LLC
 SCRIPPS LANE
 MASON, NEW HAMPSHIRE
 SCALE: 1" = 120' NOVEMBER 9, 2021

MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584

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SOILS LEGEND:

- U.S.D.A., S.C.S. SOIL BOUNDARY
- 143B - MONADNOCK STONY FINE SANDY LOAM, 3-8% SLOPES
- 143D - MONADNOCK STONY FINE SANDY LOAM, 15-35% SLOPES
- 160D - TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, STONY, 15-25% SLOPES
- 247B - LYME STONY LOAM, 0-5% SLOPES
- 549 - PEACHAM STONY MUCK
- 559B - SKERRY STONY FINE SANDY LOAM, 0-8% SLOPES

SOILS INFORMATION TAKEN FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, SHEET 29-32

WETLANDS WERE DELINEATED BY SPENCER C. TATE, C.W.S. IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY, 1987", IN AUGUST, 2021.

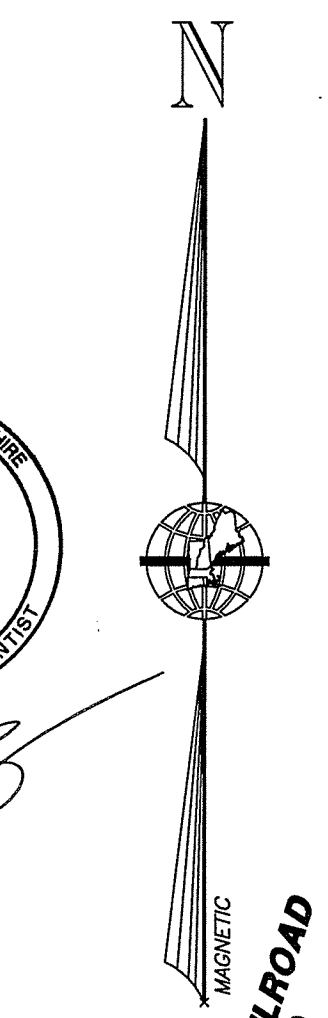


LEGEND:

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- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
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- STONE WALL
- WIRE FENCE
- EXISTING BUILDING
- GRAPHIC SCALE
- I.P.I.P.E. FND.
- L.P.I.N. FND.
- D.H. FND.
- G.B. FND.
- D.H. SET
- CB.(tbs)
- IRON PIN(tbs)
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- D.H. SET
- GRANITE BOUND FOUND
- DRILL HOLE SET
- GRANITE BOUND OR DRILL HOLE TO BE SET
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FORMER BOSTON & MAINE RAILROAD
(SEE VALUATION V-26, SHEETS 18 & 19)
CATTLE PASS (3'x6'x24')

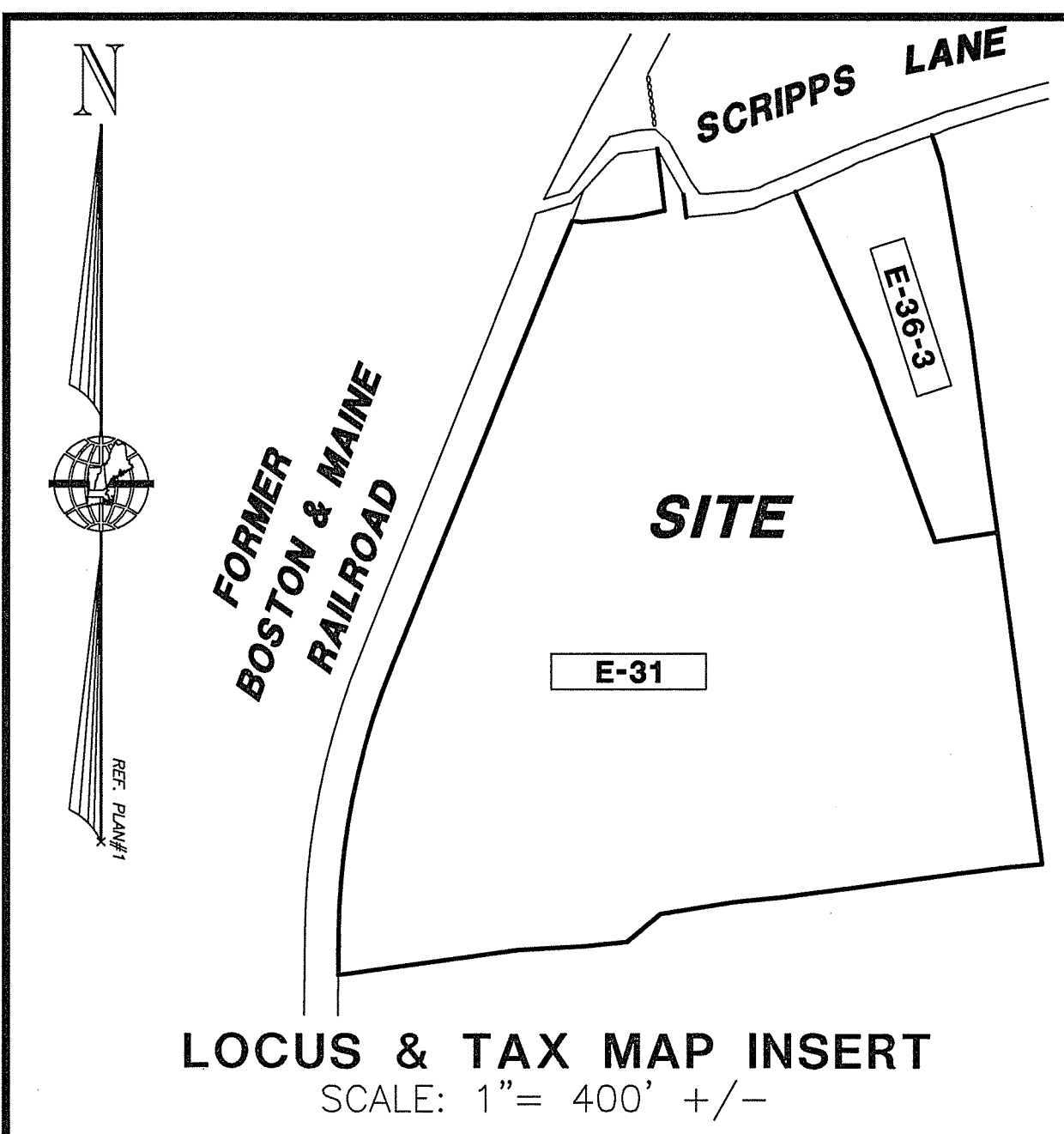
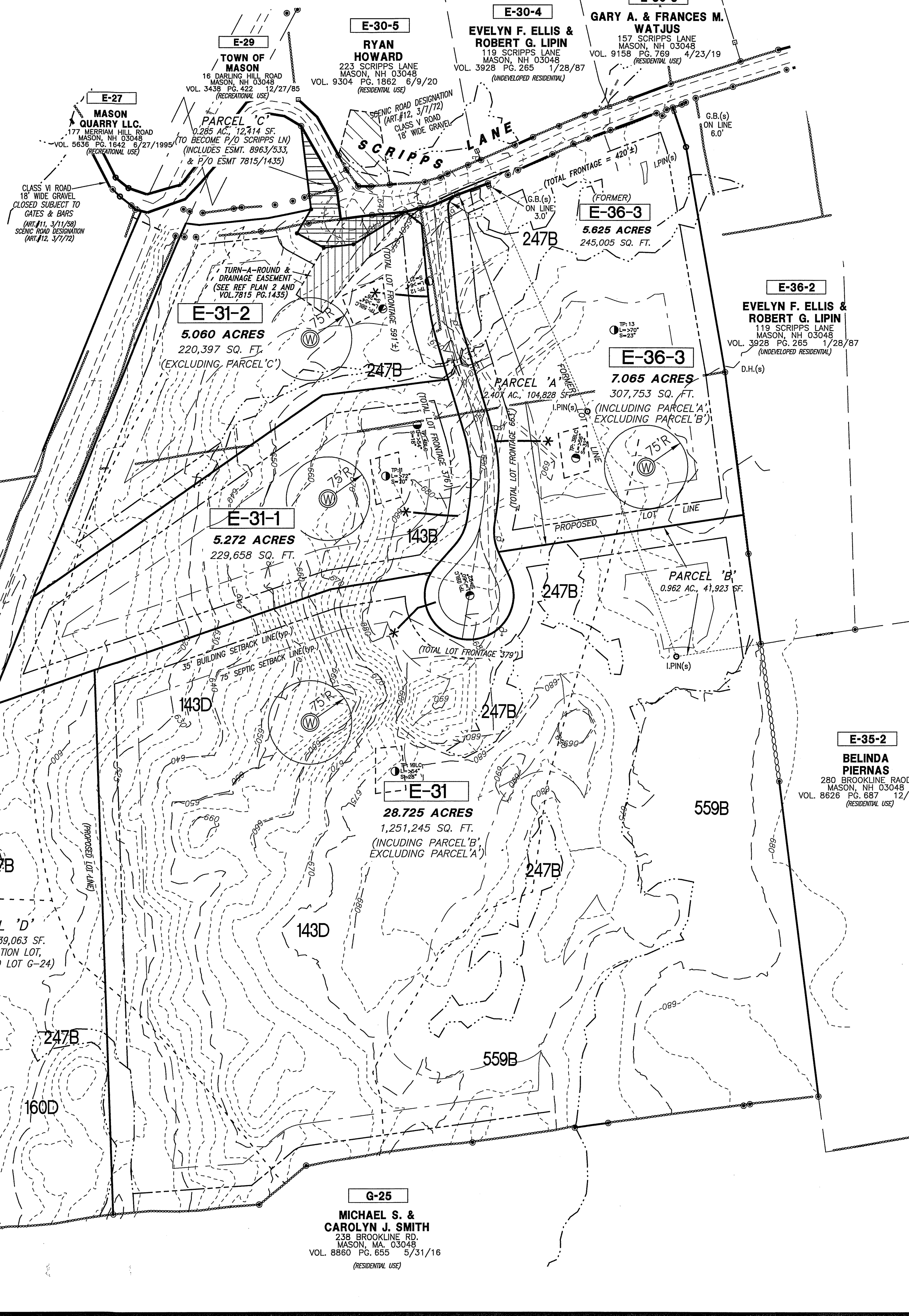
G-24
13.45± ACRES
586,000± SQ. FT.
(INCLUDING PARCEL 'D', BY ADDITION)

G-24
TOWN OF MASON
16 DARLING HILL ROAD
MASON, NH 03048
VOL. 3438 PG. 422 12/27/85
(RECREATIONAL USE)

G-23
MASON MANN FAMILY LAND TRUST, LLC
c/o Jonathan Mann, 91 HILL RD.
TROY, NY 12180
VOL. 8931 PG. 2070 12/27/16
(WOODLAND USE)

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	3-30-22	UPDATE NOTES, REMOVE WET SETBACK	MPB	RAH	---
A	3/24/22	ADD TEST PITS, UPDATE WETLANDS	MPB	RAH	SCT

REV. DATE DESCRIPTION C/O DR CK



NOTES:

- THE OWNERS OF RECORD OF TAX MAP PARCELS E-31 & E-36-3 IS THE BLC HOLDINGS LLC, 66 PROGRESS AVE., TYNGSBORO, MA 01879. DEED REFERENCES ARE VOL. 9431 PG. 1804 DATED FEBRUARY 26, 2021 AND VOL. 9543 PG. 1665, DATED OCTOBER 21, 2021 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN LOTS E-31 & E-36-3, WITH PARCEL 'A' TO BE CONVEYED TO LOT E-36-3 AND PARCEL 'B' TO BE CONVEYED TO LOT E-31. THEN SUBDIVIDE REVISED LOT E-31 INTO THREE LOTS TOGETHER WITH PARCELS 'C' & 'D'. THE PROPOSED PARCELS 'C' & 'D' ARE TO BE CONVEYED TO THE TOWN OF MASON. PARCEL 'C' IS FOR SCRIPPS LANE IMPROVEMENTS WHICH ALSO CAPTURES ALL OF THE EXISTING EASEMENT AS IN VOL. 8963 PG. 533, DATED 4/22/17 IN THE H.C.R.D. PARCEL 'D' IS TO BE CONSOLIDATED WITH LOT G-24.
- E-31 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A BOUNDARY SURVEY BY THIS OFFICE.
- TOTAL AREA OF THE SITE IS 60.99± ACRES, THE CLASS V FRONTAGE ALONG SCRIPPS LANE IS 690±.
- EXISTING EASEMENTS FOR THE SITE ARE SHOWN. SLOPE & DRAINAGE EASEMENT IS PROPOSED. THE SUBDIVIDERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA, ASSUMPTION OF LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON ANY LAND DEDICATED FOR PUBLIC USE, UNTIL ACCEPTED BY THE TOWN OF MASON.
- THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON F.E.M.A. COMMUNITY PANEL NUMBER 33011C0605D, DATED SEPT. 25, 2009.
- ZONING FOR THE SITE IS G.R.A.F. MINIMUM LOT AREA IS 4.00 ACRES WITH 350' OF FRONTAGE. MINIMUM SETBACKS ARE 35' FRONT REAR & SIDE WITH A 75' SEPTIC SETBACK FROM LOT LINES & WETLANDS.
- IN THE EASTERLY-SOUTHEASTERLY AREA OF LOT E-31 A NUMBER OF BLACK GUM TREES HAVE BEEN SIGHTED AND THEY ARE TO REMAIN UNDISTURBED USING BEST MANAGEMENT FORESTRY PRACTICES. THE MASON CONSERVATION COMMISSION WILL HAVE THE RIGHT TO INSPECTED THE TREES ON A BI-ANNUAL BASIS UPON CONTACTING THE LOT OWNER AND ARRANGING FOR A MUTUALLY AGREEABLE INSPECTION TIME.

LOT LINE REVISION & SUBDIVISION PLAN
TAX MAP E, LOTS 31 & 36-3
BLC HOLDINGS, LLC
SCRIPPS LANE
MASON, NEW HAMPSHIRE
SCALE: 1" = 120' NOVEMBER 9, 2021

MERIDIAN
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