



## 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)

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### **Mason Planning Board Meeting** **Mason Town Hall - 7 Meetinghouse Hill Road** **Wednesday, July 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 (6/29/22)  
Reading of communications directed to the Board

#### **Other Business**

##### Old business

- BLC Holdings, LLC, Subdivision application update

##### New business

- ADU Zoning Update
- Proposed Subdivision Regulation Changes

- 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, June 29, 2022

Location: Mason Town Hall

Minutes: **Unapproved**

## Call to Order

The meeting was called to order at 7:03 PM by Dane Rota.

## Roll Call

### Attending Members

Dane Rota (Chair), Dotsie Millbrandt (Vice Chair), Jerry Anderson, Katie Boots, Antje Skorupan (Alt.), Chris Jones (Alt.)

The next regular meeting is July 27, 2022.

### Absent Members

Cynthia Donovan (Alt.), Charlie Moser (Ex-O)

### Voting Members

Dane Rota (Chair), Dotsie Millbrandt (Vice Chair), Jerry Anderson, Katie Boots, Antje Skorupan

## Minutes of Previous Meeting

The board read the minutes of May 25, 2022.

Dotsie made a motion to accept minutes from May 25, 2022 with the addition of adding Randy Haight's name and company to the MAS 22-01 hearing section. Dane seconded the motion. Katie, Jerry, and Antje approved. Motion passed.

## Communication to the Board

Board was requested to provide detailed Planning Board meeting minutes and Planning Board agendas to the Board of Selectman for further review.

## Public Hearings

### MAS 22-01 Continuation from May 25, 2022:

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.

Board reviewed NRPC Notice of Decision for MAS 22-01, dated June 1, 2022: Lot Line Relocation & Subdivision Plan. Randy Haight, of Meridian Land Services, provided an update of the outstanding conditions for approval. Board noted the following comments on said conditions in the application-

Item 1: Incomplete pending receipt of final Structural Engineering Plan design.

Item 2: Incomplete, but applicant has submitted a cost estimate which is under review by the town Engineer.

Item 3: Incomplete, statement of work / subdivision of land development agreement was submitted but in review by the town attorney.

Item 4: Incomplete, easement documents received and in for town attorney approval.

Item 5: Incomplete, pending completion of item 4.

Applicant requested that the Board not wait until the July 27, 2022 meeting to review the conditional items but to review as they become available, and then approval the Final Plan ahead of the meeting. This would allow work to begin as soon as possible.

Dotsie made a motion that the Board Members review the conditional materials individually as they become available and advise the chair (Dane) of any feedback; and to authorize Dane to sign off on the final plan ahead of the July 27, 2022 Planning Board meeting. Antje seconded the motion. Katie, Dane, and Jerry approved.

## Old Business

### ADU Zoning Update

No update.

## New Business

### Proposed Subdivision Regulation Changes

Board discussed reviewing and updating the Town of Mason Subdivision Regulations plans. Further discussion at next month's meeting.

## Hearings on Subdivision / Site Plans

N/A

## Other Business

N/A

## Adjournment

Dane made a motion to adjourn at 8:18. Katie seconded. Motion carried unanimously. Dotsie, Antje, and Jerry approved. Meeting adjourned at 8:18.