



## 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 - January 14, 2023** **MAS 22-5 Site Walk Lot J-10 (Old Turnpike Rd)** **Approved Minutes**

**Meeting called to order at 11:03 AM by Chair, Dane Rota.**

**Attendees:** Mason Planning Board- Antje Skorupan, Dotsie Milbrandt, Charlie Moser, Dane Rota, Jay Minkarah (NRPC) Mason Conservation Commission - Michelle Horowitz, Liz Fletcher Mason Town Staff- Tony Burns, Shaun Nelson (sp?). Greenville Planning Board - Mike Sadowski. Applicant and Owner - Ron Illomaki

#### **Topics Discussed:**

Jay summarized the objectives of MAS 22-5 proposed subdivision plan which subdivides Lot J-10 (31.679 acres) into three lots including proposed lot J-10-1 (5.65 acres), proposed lot J-10-2 (5.10.785 acres) and newly configured lot J-10 (to become 11.656 acres) and to adjust the lot line between lot J-10 in Mason with Map 1 lot 3A in Greenville by consolidating a 1.878-acre portion of lot J-10 (Parcel A) with Map 1 lot 3A, thereby creating a larger 4.128-acre Map 1 lot 3A that would be located in both Greenville and Mason. Newly reconfigured lot J-10 and new lot J-10-1 would front on a proposed cul-de-sac road to be built off of Old Turnpike Road. The lots would be served by on-site septic and individual wells.

Ron described how his current plan would require considerable earth work and expense to construct the proposed road, storm water drainage infrastructure and fire protection water storage (noted by Tony) to meet Mason's subdivision regulation standards. Charlie suggested that Ron consider constructing a private shared driveway as an alternative to a town owned and maintained road. Such a driveway would, however, require a variance from the Town Zoning Board of Appeals, waiving the minimum frontage requirement for building lots (350 ft on a Class V road). Dotsie stated that there may be precedence for such an exception and cited a prior subdivision application for adjoining Lot J-11.

Mike stated that a Greenville property owner (abutter) did not receive notice of the proposed subdivision prior to the Mason Planning Board November 30th meeting. He also raised concern regarding the proposed subdivision which included Lot 3a (Greenville Tax Map 1). Jay stated that he will investigate the necessary procedural requirements for these matters, and report remedial action taken during the Mason Planning Board meeting scheduled on February 22nd.

Liz displayed a map from the Conservation Commission database depicting a wild life corridor that traverses the proposed subdivision. Mike stated that the next plan revision would include the corridor boundaries and appropriate description in the plan notes.

Dane stated that the review of application MAS 22-5 would continue on February 22nd, subject to Jay's research of the aforementioned issues identified by Mike.

**Meeting adjourned at 11:39 AM**