



# Town of Mason, NH Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, January 31, 2024

Location: Mason Town Hall

Minutes: **Approved**

## Call to Order

The meeting was called to order at 7:05 PM by Dane Rota.

## Attendance

	Attending	Absent	Voting
Dane Rota (Chair)	x		x
Chris Jones (Vice Chair)		x	
Charlie Moser (Ex-O)	x		x
Katie Boots	x		x
Dotsie Millbrandt	x		x
Antje Skorupan (Alt.)	x		x
Cassie Cashin (NRPC)			N/A

## Date of Next Meeting

The next regular meeting is February 28, 2024.

## Minutes of Previous Meeting

The board read the minutes of 12/27/2023.

Dotsie made a motion to accept minutes from 12/27/2023. Dane seconded.

Dane- aye

Charlie- aye

Katie- aye

Dotsie- aye

Antje- abstain, not present at meeting.

Motion carries.

## Communication to the Board

Inquiry from owner of lot F-18 for potential subdivision with neighbor to put minimum 4 acre lot; additional inquiry regarding lot near Cascade and Old Ashby.

## Public Hearings

### MAS 23-03 (Continued)

Application by Marty's Driving Range, LLC for site plan approval to permit short-term rental camping accommodations (tent, yurt, or teepee) on Map J Lot 56.

Staff report: worked with applicant to solidify final conditions, available in NRPC summary application "Proposed Conditions of Approval". Completed PLAT unavailable at this meeting; application coming on 65 day limit (Feb 2<sup>nd</sup>). Applicant anticipating updated PLAT for April's meeting.

Charlie made a motion to conditionally approve application MAS 23-03 subject to the conditions listed below:

1. Add check-in shed to plat at entrance of access road to glamping sites.
2. Add security barrier at road entrance that can be locked/unlocked by site security staff, renters and EMS/Fire/Police.
3. Use 2ft topography intervals on plat.
4. Update access trail to be 12ft wide on plat.
5. Mock a space for a "potential future site of central kitchen" as allotted in the special exception.
6. Add an informational note to plat "Provisions for drinking water, fire extinguishers, sanitary and solid waste disposal adequate for full guest capacity are required at each site. Commercially available waste alleviation and gelling (WAG) bags, chemical toilets, or other waste disposal facilities approved by NHDES are required. Each site also requires enclosed collection stations for both sanitation bags and solid waste disposal. Glamping management shall service collection stations daily and/or at check out when a site is occupied."
7. All conditions set by the ZBA NOD for ZBA Case 03-2023 dated October 23, 2023, must be met prior to final signing and filing of this plan.
8. All conditions must be met by June 30, 2024.

Dane seconded.

Dane- aye  
Charlie- aye  
Katie- aye  
Dotsie- aye  
Antje- aye

Motion carries.

## Proposed amendment to Article XVIII: Floodplain Development Ordinance of the Mason Planning Ordinance

Proposed by the NH Office of Planning and Development to remain compliant with the National Flood Insurance Program

No public present. These are state recommended changes and typos corrected.

Katie made motion to incorporate the text provided by the state of NH to Article XVIII (Floodplain Ordinance) of the Mason Planning Ordinance. Charlie seconded.

Dane- aye  
Charlie- aye  
Katie- aye  
Dotsie- aye  
Antje- aye

Motion carries.

## New Business

N/A

## Old Business

N/A

## Hearings on Subdivision / Site Plans

N/A

## Other Business

NFIP floodplain edits to the Subdivision and Site Plan Review Regulations.

Board recommended waiting until town meeting and voting results on the warrant article to make updates.

## Adjournment

Dane made a motion to adjourn at 8:08 PM. Charlie seconded.

Dane- aye  
Charlie- aye  
Katie- aye  
Dotsie- aye  
Antje- aye

Motion carries.