



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, February 1, 2023 (Rescheduled from January 25, 2023)

Location: Mason Town Hall

Minutes: **Approved**

Call to Order

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

Attendance

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

Date of Next Meeting

The next regular meeting is 22 February 2023.

Minutes of Previous Meeting

The board read the minutes of 11/30/2022. Need correction to paragraph #2 underneath 'plan is presented by project engineer': Update from J-10-1 to "**J-11-1**"

Chris made a motion to accept minutes from 11/30/2022 as amended. Dane seconded.

Dane- aye
Dotsie- aye
Charlie- abstain
Katie- abstain
Chris- aye

Board read the minutes of 1/14/2023. Two proposed changes to minutes:

1. Add date 1/14/2023 to title / header

2. 3rd paragraph down□ change from “such a driveway would, however, require a special exception from the Town Zoning Board of Appeals” to “such a driveway would, however, require a special **variance** from the Town Board of Appeals”.

Charlie made a motion to accept minutes from 1/14/2023 as amended. Dotsie seconded.

Dane- aye
Dotsie- aye
Charlie- aye
Katie- abstain
Chris- abstain

Communication to the Board

Planning Board meetings will no longer be held at Town Hall per the Fire Chief. Meetings to be held at the Mann House moving forward. Charlie to investigate future permanent location.

Public Hearings

MAS 22-05

An application by Ronald W. Ilomaki, owner, to subdivide Map J Lot 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 proposed to be built off of Old Turnpike Road. The lots would be served by on-site septic and individual wells.

Attendees: Michael Sadowski, abutter and Greenville Planning Board chair; Ron Ilomaki, owner applicant

Tonight’s meeting is discussion only; the original acceptance back in November is null and void due to correct abutters failing to be notified. Potential to resubmit for February 22, 2023 meeting or March’s meeting. Abutters will be re-notified. Applicant is considering shared, private driveway rather than town road. Would need variance from zoning board, their next meeting is February 20, 2023.

Proposed procedural amendments to subdivision and site plan regulations intended to comply with recent statutory changes

Postpone to February 22, 2023 meeting.

New Business

N/A

Old Business

N/A

Hearings on Subdivision / Site Plans

N/A

Other Business

Discussion of Marty's Driving Range: requested by Michael Sadowski, Chairman, Greenville Planning Board

Public in attendance: Nicole Ruggiero on behalf of Marty's

Mike shared a cell phone video of music being played from his house / deck in Greenville from Marty's Driving Range. Concerned that the music is louder than it is supposed to be. Mike noted that there are conditions from the original plan not being met and wondered who was enforcing this. Original plan was not supposed to have a regional impact (Greenville); this has never been an issue until 2022. Recommending site plan review.

Charlie noted that the Board of Selectman has stepped up enforcement of original requirements including decibel levels. Recommending that town continue to monitor decibel levels once concerts start back up again in May and enforce as needed prior to any other action.

Nicole said any decibel readings other than one were compliant when the selectman were out taking readings.

For note: The parking lot court case is in process and an Alteration of Terrain permit to be required per the EPA.

Adjournment

Dotsie made a motion to adjourn at 8:09. Charlie seconded.

Dane- aye

Dotsie- aye

Charlie- aye

Katie- aye

Chris- aye