



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, March 29, 2023

Location: Mann House

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	
Chris Jones	x		x
Antje Skorupan (Alt.)	x		x
Cassie Cashin (NRPC)	x		N/A

Date of Next Meeting

The next regular meeting is 26 April 2023 at 7 pm in the Mann House.

Minutes of Previous Meeting

Dane motioned to approve the minutes of February 22, 2023. Dotsie seconded.

Dane – aye

Dotsie – aye

Charlie – aye

Chris – aye

Antje – aye

Communication to the Board

- Note from Mike Emanoiul regarding the Twig Lane bridge we approved last year. Mike wants use a concrete span bridge instead of a box culvert. Our town engineer Mike Vignale will review the design and we plan to discuss this at our April meeting.

- Follow up on Unity Farms – At the April meeting, the board will review the updated plans requested per the Conditional Approval granted last fall at the April meeting.

Public Hearings

MAS 23-01 Marty's Driving Range LLC - An application by Marty's Driving Range, LLC., owner, to adjust the lot line between Map J Lot 60 (18.326 acres) and Map J Lot 85 (9.294 acres) and to reconfigure the lots to create a larger Map J Lot 60 to become 9.659 acres and a smaller Map J Lot 85 to become 8.402 acres in area. Map J Lot 60 includes an existing gravel parking lot for event parking. The subject property is located at Churchill and Reed Roads.

Owner present: Nate Archambault

Abutters present: Wendy Sue and Dennis Avery, Landon Smith, Nathan Archambault, Christian Gauthier

Waiver requested: The applicant is requesting a waiver for the following section of the Mason Subdivision Regulations: **4.03.3.a.xi Location of all water courses and existing drainage**. The proposed lot line adjustment between L-60 and J-85 is intended to give J-85 frontage on a Class V town road, as opposed to its existing frontage on the Class VI Reed Road. This will allow access to the lot from a Class V road and along an area of upland that will not require any wetland alterations. This is not creating a new building lot but allowing better access to an existing lot.

Checklist review:

- Notes on the plat are unclear regarding which parcel is in current use. The board would like to see an outline of which areas are in current use drawn on the plat.
- Wetlands – discuss later when considering the requested waiver.
- Parking lot on existing J-60 appears to be only sketched in on the plat, should be shown precisely.
- Show the 4000 sq. ft. septic area and test pits
- Notice from NHDES – action plans required (Existing Conditions Plan and Restoration Plan), not submitted yet. These plan could cause changes to the lot details shown on the plat. NRPC recommends the application not be considered complete at this time.
 - Engineer Bob Kilmer says the AoT (Alteration of Terrain) issue is wholly contained within the existing J-60 and will remain in J-60 in the new lot configuration. The NHDES plans should not affect the proposed lot line adjustment.
- Wetlands review by Conservation Commission – they are concerned about the effect of the AoT plan. Liz Fletcher says DES found more than 100000 sq. ft. of disturbed land – trees removed etc. CC agrees with the NRPC recommendation.
- There is no ruling yet on the ZBA issue. The ZBA said a special exception was not needed for the parking lot on J-60 because Marty's Driving Range has one for the abutting Range lot. Selectmen disagree, saying special exceptions are granted for a specific lot, so J-60 needs its own exception. The Selectmen have taken the ZBA to court. The case has not been heard yet.

- Antje motioned to accept this application as a Completed Application. Dotsie seconded.

Antje – aye
Charlie – nay
Chris – nay
Dotsie – nay
Charlie – nay

Board did not vote the application to be a completed application. Charlie motioned to continue the hearing to the April meeting. Dane seconded. All voted Aye.

MAS 23-02 Ilomaki – Old Turnpike Road Subdivision

Proposed is a three-lot subdivision of lot J-10 (31.679 acres) into three lots to become lot J-10-1 (5.474 acres), lot J-10-2 (10.785 acres) and newly configured lot J-10 (13.543 acres). The plan would also adjust the lot line between lot J-10 in Mason and 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.

Previously, newly reconfigured lot J-10 and new lot J-10-1 were to front on a proposed cul-de-sac road to be built off of Old Turnpike Road, however, a frontage variance was granted by the ZBA that eliminated the need for a new road and the plans were amended to remove it. The lots would be served by on-site septic and individual wells. The application was originally accepted as Plan 22-05 on Wednesday, November 30, 2022. A site walk was conducted on January 14, 2023. At that time, it was discovered that there had been an abutter notification error. A discussion on the possibility of eliminating the proposed road was held with the Planning Board on Wednesday, January 25, 2023. It was noted that a frontage variance would be required.

Owner Ron Ilomacki is present.
Abutters present: Ron Ilomacki
Engineer present: Matthew Routhier, TFMoran, Inc.

The ZBA approved a variance for reduced frontage on J-10. Did they intend to include the lot that's partly in Greenville? Bob Young, attending, from the ZBA clarified that the variance was solely for lot J-10.

Checklist:

75' septic setbacks, 4000' septic area and test pits are not shown. 75' well radius.

The board has requested, and Mr. Ilomacki has agreed, to reserve a 100' protection buffer on each side of the main course of Walker Brook (continuing a similar buffer on the adjacent lot J-11). Please show it on the plan.

Bob Larochelle – CC comment – the 100' buffer is important for protection of Walker Brook, the headwater for our local rivers.

Proposed lot Map 1 Lot 3A in Greenville and Parcel "A" in Mason does not have 350' frontage. Ilomacki's application to the ZBA was intended to ask for variances for both parcels. The ZBA only considered the J-

10 frontage. Can Ilomaki go back to the ZBA to get clarification on what areas variances were requested for? Or submit a new application?

Dotsie motioned to accept MAS 23-02 as a Completed Application. Dane seconded.

Dane – aye
Dotsie – aye
Charlie – aye
Chris – aye
Antje – aye

Dotsie motioned this application does not have regional impact. Dane seconded.

Dane – aye
Dotsie – aye
Charlie – aye
Chris – aye
Antje – aye

Hearing was opened for public comment. Ann Moser from the Conservation Commission said she is unclear about the parcel and the Greenville lot because it does not have 350' frontage.

Dane motion to continue this hearing to the April 26 meeting.

New Business

N/A

Old Business

N/A

Hearings on Subdivision / Site Plans

N/A

Other Business

N/A

Adjournment

Dane motioned to adjourn. Chris seconded. All voted Aye.

Hearing adjourned at 9:29.