



TOWN OF MASON, NH - PLANNING BOARD

Mason Town Offices & Library
Mann House, 16 Darling Hill Road
Mason, NH 03048



Planning Board Website - (http://www.mason-nh.org)

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NOTICE OF DECISION

Authority: RSA 676:3

DATE: April 26, 2023

Project Name: Old Turnpike Road Subdivision Case Number: 2023-02
Plan (Plat) Date: March 6, 2023 Tax Map: J Lot #: 10

MEETING DATE: April 26, 2023
APPLICANT(s): Ronald Ilomaki
APPLICANTS CONSULTANT: TF Moran, Inc.
APPLICATION TYPE: Subdivision

In accordance with RSA 676:3, Issuance of Decision, this document and any attachments serves as written notice in the matter described herein, where the Town of Mason, NH Planning Board (Board), at a public hearing noticed in accordance with RSA 676:4, Boards Procedures on Plats; has, after consideration of the information before them, voted in the affirmative on a motion to [X] Approve / [] Deny the application before the Board:

[] The application has been denied for the following reason(s) for the denial:

[X] The application was approved with the following condition(s) to be completed for final approval:

The proposed application to subdivide lot J-10 into three lots (J-10-1, J-10-2 and the newly configured J-10), and also adjust the lot line between J-10 in Mason and Map 1 Lot 3A in Greenville, has been approved by the Mason Planning Board with the following conditions:

- Depict the protective buffer around Walker Brook on the subdivision plan with no cutting permitted within 50' of Walker Brook and no building permitted in 100' of Walker Brook.
• Approval by the Greenville Planning Board.
• Shared driveway easement to be signed and recorded with the subdivision plan.

Fees are accepted in the form of a check or money order made out to the Town of Mason and/or the Hillsborough County Register of Deeds as applicable.

Dane Rota
Chairman, Mason Planning Board

Attachments: April 26, 2023 Planning Board Meeting Minutes



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, April 26, 2023

Location: Mann House

Minutes: **Unapproved**

Call to Order

The meeting was called to order at 7:02 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 May 31, 2023 at 7 pm in the Mann House.

Minutes of Previous Meeting

Charlie motioned to approve the minutes of March 29, 2023. Dane seconded.

Dane – aye

Dotsie – aye

Charlie – aye

Chris – aye

Antje – aye

Communication to the Board

- Comments were received from an abutter to the Unity Farms application. This will be presented when the hearing is continued later this evening.

- 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 has reviewed the design and the applicant will submit revised drawings.
- NRPC Annual Dinner at LaBelle Winery on May 11.

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.

Engineer present: Earl Sanford

Owner present: Nate Archambault

Abutter present: Nathan Archambault

Charlie is recusing himself from this hearing to avoid the appearance of impropriety.

New:

- NHDES sent communications indicating the current AoT issue it is investigating on a portion of lot J-60 does not impact the portion of the lot that's being reconfigured.
- Wetlands have been surveyed. Thus the waiver requested last month regarding surveying the wetlands has been retracted.

The application checklist was reviewed last month. Checklist items outstanding have been completed:

- 4000 sq ft septic reserve areas are shown on page 1.
- Test pits are shown on page 2.
- No portion of the area is in current use. (Note 16 will be updated.)
- Wetlands have been re-surveyed, septic setbacks have been added.

Dane motioned to accept application MAS 23-01 as completed application. Chris seconded.

Dane – aye

Dotsie – aye

Chris – aye

Antje – aye

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

Dane – aye

Dotsie – aye

Chris – aye

Antje – aye

Dane opened the hearing for public comment. No comments were offered.
Dane closed the hearing for public comment.

Dane motioned to grant conditional approval to MAS 23-01. Chris seconded. The condition:

- Correct Note 16 to say the parcel is not in current use.

Dane – aye

Dotsie – aye

Chris – aye

Antje – aye

Dane motioned to allow the chair to sign the mylar when it is corrected without an addition planning board hearing.

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.

The application was originally presented as Plan 22-05 on Wednesday, November 30, 2022. However, due to an error in abutter notification, the application needs to be re-accepted and it now has a new case number.

In a previous version of the plan, 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. The ZBA has approved the application requesting a variance from frontage requirements on lot J-10. This makes it possible for the Planning Board to consider a shared driveway for proposed lots J-10-1 and J-10-2, as opposed to needing a road constructed to provide the frontage. This approval also allows reduced frontage for the parcel that is proposed to be combined with the landlocked Greenville lot Map 1 Lot 3A.

Owner Ron Ilomacki is present.

Abutter present: Ron Ilomacki

Engineer present: Matthew Routhier, TFMoran, Inc.

Checklist:

75' well radius, 75' septic setbacks, 4000' septic area and test pits need to be shown.

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).

Board declared this hearing is closed for public comment (last month's minutes did not explicitly state this. The board is confirming it now.)

New this month:

- The plan now shows the 75' well radius, 75' septic setbacks, 4000' septic area and test pits.

Antje motioned to grant conditional approval MAS 23-02 subject to the following conditions. Chris seconded.

Conditions:

- Plat showing and describing the 50' no-cut, 100' no-build protection buffer on each side of Walker Brook.
- Approval from Greenville planning board.
- Signing of shared driveway covenant.

Vote:

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

MAS 22-03 – Iodice – Unity Farms

An application by Andrea Iodice for Site Plan approval to permit development of a 118' x 68' pole barn and an adjacent 200' x 70' indoor riding arena for an equine training/boarding business on Lots L-17-1 and L-19, 399 Hurricane Hill Road.

This site plan application was approved on October 26, 2022 with the following conditions:

- Signature blocks be added to each page to be recorded
- Comments are received and reviewed from the Fire Chief with his approval

Andrea Iodice has presented updated plans from Meridian. The board reviewed the changes on the plan. Comments received from the Fire Chief and an abutter were read. As the plan was already approved, the board did not take any action; they are advisory only.

The board agreed that conditions had been met and the chair may sign the plan mylar and paper copies.

Dotsie noted the signature block has a line for secretary. This PB does not have an official secretary. A few years ago the registry started refusing to accept plans with the line left blank. If that happens again, the board authorized Dane to sign replacement plans without an additional PB review.

New Business

N/A

Old Business

N/A

Elections of Officers

Dotsie nominated Dane Rota to be Chair. Charlie seconded. All voted aye.

Dane nominated Chris Jones to be Vice Chair. Dotsie seconded. All voted aye.

Other Business

N/A

Adjournment

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

Hearing adjourned at 9:56.