



Town of Mason, NH Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, November 29, 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		
Katie Boots	x		x
Chris Jones	x		x
Antje Skorupan (Alt.)		x	
Cassie Cashin (NRPC)			N/A

Date of Next Meeting

The next regular meeting is December 27, 2023.

Minutes of Previous Meeting

The board read the minutes of 10/25/2023.

Dan made a motion to accept minutes from 10/25/2023 with correction to add a note Chris arrived late, after the reading of the meeting minutes so he did not vote. Dotsie seconded.

Dane- aye

Dotsie- aye

Charlie- abstain since absent from last month's meeting

Katie- aye

Chris- aye

Communication to the Board

General inquiry regarding shed requirements in the town for potential dog grooming site. No additional discussion.

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.

Abutter present: Christian Gauthier (403 Churchill Rd)

Public present: Fire Chief Tony Burns

Applicant (Nicole) requested that Charlie recuse himself from the meeting due to conflict from the previous ZBA meeting as Select board member. Nicole also indicated the meeting would be recorded for her attorney.

Charlie denied recusing himself as he is in attendance representing the Planning Board and not the Select board for this hearing.

Board reviewed site plan review checklist and noted the following:

Plat Submission Item #7: Locus plan on Plat is 1=1000 not 1=400 as required per checklist. Board agreed to waive this requirement as it's clearly indicated on the PLAT

Plat Submission Item #12: Applicant wasn't sure if any land was in Current Use; no boundaries currently noted; recorded by the board as unknown

Plat Submission Item #13: Trails will need to be more detailed

Plat Submission Item #16: Not needed as no septic / well needed

Proposed Changes (all): applicant had written N/A down the line; board requested site walk to review a lot of these requirements on December 9th, 2023 at 10AM (snow date December 16th, 2023)

General Standards Item #8: Each site will be provided a 5G jug of drinking water; applicant will be taking care of solid waste disposal from each site with the Tentrr camp toilets

Board further discussed the access road through Lot J-60, as it was still in the works with the ZBA / State of NH AOT permit.

Dotsie made a motion to accept the application MAS23-03 as a completed application. Dane seconded.

Dane- aye

Dotsie- aye

Charlie- nay

Katie- aye

Chris- aye

Dotsie made a motion confirming that application MAS23-03 does not have regional impact. Charlie seconded.

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

Application approved to proceed forward.

Board discussed lack of 24/7 police presence in town and risk for both town and site; would like feedback from town officials and police Chief.

Public Comment: Chris Gauthier mentioned police / security concern and agreed it should be discussed and mitigated. No issue moving forward with the project.

Application continued to December 9th at 10AM at the physical location for site walk.

MAS 23-04

Application by Marty's Driving Range, LLC to amend the existing site plan for Tax Map J Lot 69-1 (26.53 acres), to include a new shipping container conversion for merchandise sales. The subject property is located at 96 Old Turnpike Road

Board discussed application and reviewed updated plans. No updates / changes needed.

Charlie made motion to accept application MAS 23-04 as completed. Dane seconded.

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

Dotsie made a motion confirming that application MAS 23-04 does not have regional impact. Katie seconded.

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

Public comment: Chris Gauthier in agreement with project and OK to proceed.

Charlie made motion to approve application MAS 23-04 as completed. Chris seconded.

Dane- aye
Dotsie- aye

Charlie- aye
Katie- aye
Chris- aye

[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

Board summarized to public that the proposal is to update verbiage per state guidance so the town remains insurable. If we do not accept these updates/ changes, the town may lose ability to receive federal flood insurance. Board recommends accepting changes.

No public comment. Will be on agenda again for December's meeting.

[Proposed amendments to the comply with SB78 to the Mason Subdivision Regulations](#)

Board reviewed updated amendments for updating bonding requirements per the state. Requested additional time to review and discuss at December 27, 2023 Planning Board meeting.

[Proposed amendments to comply with SB78 to the Mason Site Plan Review Regulations](#)

Board reviewed updated amendments for updating bonding requirements per the state. Requested additional time to review and discuss at December 27, 2023 Planning Board meeting.

[Proposed amendments to comply with SB78 to the Mason Excavation Regulations](#)

Board reviewed updated amendments for updating bonding requirements per the state. Requested additional time to review and discuss at December 27, 2023 Planning Board meeting.

[New Business](#)

[MAS 23-05 Anderson Voluntary Lot Merger](#)

Board discussed with the Anderson's the intent of why they are merging lot. All documentation completed and fees paid.

Dane made motion to accept the merger as documented. Charlie seconded.

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

[Old Business](#)

N/A

[Hearings on Subdivision / Site Plans](#)

N/A

Other Business

N/A

Adjournment

Chris made a motion to adjourn at 9:09 PM. Katie seconded.

Dane- aye

Dotsie- aye

Charlie- aye

Katie- aye

Chris- aye