



Town of Mason, NH Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, December 27, 2023

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	
Cassie Cashin (NRPC)			N/A

Date of Next Meeting

The next regular meeting is January 31, 2023.

Minutes of Previous Meeting

The board read the minutes of 11/29/2023. Updated to correct page 3 after public comment from "Charlie made motion to *accept* application MAS 23-04 as completed" to "Charlie made motion to *approve* application MAS 23-04 as completed."

Dan made a motion to accept minutes from 11/29/2023 with updated verbiage. Charlie seconded.

Dane- aye

Charlie- aye

Katie- aye

Dotsie- aye

Motion carries.

The board read the minutes of 12/9/2023.

Dotsie made a motion to accept minutes from 12/9/2023. Dane seconded.

Dane- aye

Charlie- abstain, not at site walk

Katie- aye

Dotsie- aye

Motion carries.

Communication to the Board

Various generic inquiries received regarding for sale lots in town.

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.

Public present: Conservation Commission Liz Fletcher; Zoning Board of Adjustment Bob Young

Received department head feedback and approval; noted in staff review report. Email received dated December 27 from Cassie, saying NHDES states plan does not create any issues at present; if road is expanded or footprint changed, it would be considered "cumulative disturbance". Discussed that 12 foot road would be adequate as long as turnaround is provided at the top.

Board reviewed feedback from conservation commission. Main concern sanitation and water supply. Applicant confirmed water to be supplied via 5gal buckets and fire extinguishers in each tent. Board discussed tentative means of waste disposal- porta potty, compost bag, etc. Each site to have individual toilet / waste disposal receptacles for both human waste and regular garbage.

Board discussed security and safety; recommended at the access road entrance that a gate be locked or have a keyed entry (or similar) for each tent site renter. Police, EMT, and Fire to have access as well. Phone number and POC to be posted.

Update plat plan to be submitted prior to January's meeting for review; NLT 24 January 2024.

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 this is the second public meeting.

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

Dane- aye

Charlie- aye

Katie- aye
Dotsie- aye

Motion carries.

Public hearing closed at 8:26. Warrant article to be drafted for review prior to submission to Town Clerk.

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

Public hearing re-opened at 8:28.

Board reviewed proposed amendments for updating bonding requirements per the state. No public present. In summary, multiple definition and verbiage updates made to the regulation(s).

Public hearing closed at 8:30.

Dane made motion to accept proposed amendments to the Mason Subdivision Regulations to comply with SB78. Katie seconded.

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

Motion carries.

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

Public hearing re-opened at 8:31.

Board reviewed proposed amendments for updating bonding requirements per the state. No public present. In summary, multiple definition and verbiage updates made to the regulation(s).

Public hearing closed at 8:32.

Dane made motion to accept proposed amendments to the Mason Site Plan Site Plan Review Regulations to comply with SB78. Katie seconded.

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

Motion carries.

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

Public hearing re-opened at 8:33.

Board reviewed proposed amendments for updating bonding requirements per the state. No public present. In summary, multiple definition and verbiage updates made to the regulation(s).

Public hearing closed at 8:35

Dane made motion to accept proposed amendments to the Mason Excavation Regulations to comply with SB78. Katie seconded.

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

Motion carries.

New Business

N/A

Old Business

N/A

Hearings on Subdivision / Site Plans

N/A

Other Business

2023 Town Report: due early January. Looking for feedback and inputs from members.

Adjournment

Dane made a motion to adjourn at 8:45 PM. Charlie seconded.

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

Motion carries.