



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)

Phone: (603) 878-2070 • Fax: (603) 878-4892 (Selectmen's Office)

Phone: (603) 417-6570

NOTICE OF DECISION

Authority: RSA 676:3

DATE: July 29, 2021

Project Name: Fletcher Subdivision Case Number: MAS 21-02
Plan (Plat) Date: July 7, 2021 Tax Map: J Lot #: 77

MEETING DATE: [X] Conditional Approved [] Approved (Plan signed) [] Denied [] Minutes Attached
APPLICANT(s): Fletcher Revocable Trust Agreement F. Garth & Elizabeth S. Fletcher, Trustees 288 Marcel Road Mason, NH 03048
Applicants Rep: Meridian Land Services, Inc. PO Box 118 Milford, NH 03055
APPLICATION TYPE: [] Lot Line Adjustment [X] Subdivision [] Site Plan [] Home Occupation [] Sign [] Excavation [] _____

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:

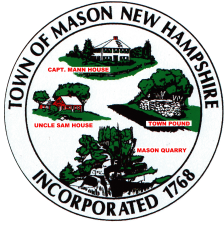
An application by F. Garth and Elizabeth S. Fletcher, trustees of the Fletcher Revocable Trust Agreement, to subdivide Tax Map J Lot 77 (69.5 acres), located on 288 Marcel Road. This lot is located in the GRAF district and lies outside of the 100-year flood boundary. The proposed subdivision would result in two lots, Lot J-77 (64.3 acres) and Lot J-77-1 (5.1 acres). Both lots are to be serviced by onsite septic system and wells.

- [] 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:
1. Add note to plat describing waiver and precision
2. Add stone bound as set at new boundary

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: July 28, 2021 Planning Board Meeting Minutes



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Date: July 28, 2021
Location: Mason Town Hall
Minutes: Unapproved

Call to Order

The meeting was called to order at 7:05 PM by chair Dane Rota

Attendees

Charlie Moser (Ex-O), Dane Rota (Chair), Dotsie Millbrandt (Vice Chair), Cassie Mullen (NRPC), John Suiter

Absent Members

Steve Wells (alt)

Attending Public

Garth Flethcher, Randy Haight

Voting Members

Dane Rota, Dotsie Millbrandt, Charlie Moser, John Suiter

Next Meeting

August 25 at 7pm at the Town Hall

Regular/Old Business

Minutes

The Board read the minutes of June 30, 2021 and approved the minutes as submitted.
Vote: All in favor.

Correspondence

None

New/Continuing Hearings

MAS 21-02: F. Garth and Elizabeth S. Fletcher

An application by F. Garth and Elizabeth S. Fletcher, trustees of the Fletcher Revocable Trust Agreement, to subdivide Tax Map J Lot 77 (69.5 acres), located on 288 Marcel Road. This lot is located in the GRAF district and lies outside of the 100-year flood boundary. The proposed subdivision would result in two lots, Lot J-77 (64.3 acres) and Lot J-77-1 (5.1 acres). Both lots are to be serviced by onsite septic system and wells.

Abutters present: None

Waiver: A waiver is requested for section 4.03.3.1.iv of the Mason Subdivision Regulations, which stipulate a survey precision of 1:5000. The waiver requests a precision of 1:3000 for the main lot, which was the precision used in the existing plan surveyed 30 years ago.

Randy presented the plan.

Review of checklist:

The Certification paragraph says the maximum closure for lot J-77-1 is 1:5000, but does not mention the 1:3000 on lot J-77. That should be explained in a note on the plat, along with the waiver.

There's no stone bound "TBS" (to be set), as customarily seen on plats before the board. Randy explained that the bound would be set before final approval.

Charlie made a motion declaring Application MAS 21-02 complete. John seconded. Vote: All in favor.

Dotsie made a motion stating the application does not have regional impact. Dane seconded. Vote: All in favor.

Dane read waiver request (see above). The board found no issue with this request; due to the size of the lot it is a reasonable request and still follows the spirit and intent of the subdivision regulations. Charlie moves to waive the section. John seconds. Vote: All in favor.

Charlie makes a motion to conditionally accept application 21-02, with the following conditions, John seconds. Vote: Dane Rota - aye, Dotsie Millbrandt - aye, Charlie Moser - aye, John Suiter - aye.

Conditions:

- Add note to plat describing waiver and precision
- Add stone bound as set at new boundary

Other Business

CIP

Cassie reports that the Selectmen and NRPC have signed a contract for NRPC to assist with Mason's CIP. Charlie will be the Selectmen point person for communications. CIP information requests will be sent to all town departments.

Wetlands Ordinance Amendment

Time table:

September 11 - Both the Conservation Commission and the Planning Board will have information displays about the Wetlands Buffer Ordinance amendment at Old Home Day.

October 27 - The PB will hold the first official hearing for the proposed amendment.

November 17 - The PB will hold the second official hearing for the proposed amendment.

Action Items

Adjourn

Dane made a motion to adjourn. John seconded. Motion carried unanimously. Meeting adjourned at 8:10 pm.