

Approved Minutes

**Mason Planning Board
16 Darling Hill Road
Mason, NH 03048**

Regular Meeting of 28 February 2001

Members Present: Bruce Mann (c), Mark McDonald (a), Brian Chatigny (m), Wolfgang Millbrandt (x), Dotsie Millbrandt (a), William Downs (m) – presented from second hearing onward

Members absent: Dennis Meehan (m), Carol Ogilvie (s)

Next regular meeting: March 28, 2000

Meeting called to order at 7:30 PM by Bruce Mann, Chairman

Old Business:

Reviewed January 2001 meeting minutes.

Bruce reviewed a letter from the Selectmen and to the Selectman (from the State) regarding proposed changes to the Cadwell subdivision. Bruce will file the letters in the Cadwell folder.

New Business

Hearings:

01-01 7:45 PM Randy Haight, Meridian Land Services presenting for Francis Gavin, Owner (with Craig and Jeff Standbridge) – Lot H-8 - Subdivision

Abutters present:

None

Presentations:

Randy Haight presented an application.

Discussion by Board

The Board discussed the (perhaps final) opportunity to improve the remaining stretch of class V road and the need for a turnaround where the road turns to class 6 (near the Northwest corner of the proposed lot H-8-2). The applicant volunteered to grant an easement to a portion of frontage extending in from the road (easterly from the westerly road boundary) 50 feet. The language in the easement on the revised plat should state that the existing well on the road (within the proposed easement) will be removed. A 50-foot easement would be sufficient for future road improvements and for the turnaround.

The Board unanimously voted to accept the plan and motioned to continue the review at the next hearing on March 28th.

Conditions for Approval

1. The easement should include wording similar the following: “To benefit the town of Mason, NH for road maintenance and improvements” and “well to be removed”(to cover the well on the lot frontage).
2. The plat should show revised setbacks that take into account the new easement.
3. The plat should contain a note showing the location of the septic disposal system for the house on lot H-78 (or that such system could not be located). The plat should also indicate the location of a granite marker dividing the two property lines.

Fees: Pending

01-02 9:15 PM Matt Peterson– Informational Hearing Lot B-50 (Owner Steven Mohevan) Steven Mohevan

Abutters present: Bob LaRochelle (Representing the Mason Conservation Commission)

Presentations: Matt Peterson presented a conceptual drawing with 15 12-acre lots on Mitchell Hill Road, arranged as 11 contiguous strips with a cul de sac on the 3rd and 4th strips in from the eastern boundary, creating 6 lots on those strips. The remaining land includes an additional strip on the western boundary of the property (which adjoins additional land extending westward into Milford), creating a dogleg with the remaining plot land in Mason south of the proposed strips.

Discussion by Board:

Meeting closed at 10:10 PM