

Approved Minutes

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

Regular Meeting of 28 March 2001

Members Present: Dotsie Millbrandt (a), Bruce Mann (c), Wolfgang Millbrandt (x), William Downs (m) , Carol Ogilvie (s)

Members absent: Brian Chatigny (m), Dennis Meehan (m), Mark McDonald (a)

Visitor: Chris Guiry

Next regular meeting: April 25, 2001

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

Old Business:

Reviewed February 2001 meeting minutes. Struck sentence starting with “Highway Department must ...”

Bruce informed board that Brian Chatigny has resigned effective April 1. Dennis Meehan’s term has expired and he has also resigned. Bruce Mann needs to renew. Chris Guiry needs to be sworn in.

Dotsie Millbrandt was voted in as a full member. Bill Downs moved Dotsie be elected new chairman and Mark McDonald changed from alternate to member. Approved by vote.

Hearings so far this year:

01-01 Gavin (s)
01-02 Mohevan (I)
01-03 Smith (I)

New Business:

Hearings:

**01-04 8:00 PM Randy Haight, Meridian Land Services presenting for Andy Ruoff, Owner Lot D-25 -
- Subdivision**

Abutters present:

Darrell Scott – Lot D24

Presentations:

Randy Haight presented an application to subdivide Lot D-25. Mr. Ruoff owns Lots D-25, D-26 and D27. Apparently lot D-26 is grandfathered. Checklist was reviewed.

Plan voted complete.

Discussion by Board

Discussion of two road frontages, curb cuts, proximity of wells/septic sites.

Conditions for Approval

1. One granite bound to be set at NE corner of Lot D-26
2. Show well protection zone and septic site on Lot D-28.
3. Show Lot D-26 septic site set back line more clearly.
4. Pay \$226 and submit Mylar and 5 paper copies of plan

Motion to conditionally approve passes 4-0 (Mann, Downs, Millbrandt and Millbrandt).

Fees: Pending

01-03 8:50 PM Lot Line Adjustment and Lot K51-1 owner Anne Moser ; Major subdivision Lots K-49-4 owners William and Dianne Smith; presentation by Randy Haight

Abutters present: Anne Moser

Presentations:

Plan is to adjust Lot line between lot K51-1 and K49-4 to give lot K49-4 frontage on class V road "Jeds lane". If approved, to subsequently subdivide newly enlarged lot K49-4 into three lots.

Subdivision application is only by Smiths (does not involve Moser).

Plan voted complete.

Discussion by Board:

Planning board agreed to treat both transaction as a single hearing and to either approve both or deny both (i.e., lot line cannot be approved and subdivision denied).

Discussed need to improved lower part of Jed's lane, which is too narrow. Board would like input from highway department.

Lot K51-1 frontage is sufficient on cul-de-sac (from old plan).

Site walk is scheduled for Sunday, April 22 at 12:00.

Carol Ogilve to notify Highway department, Fire Department and Police department.

Existing road width varies between 33ft and 60 feet according to plan.

Conditions for Approval

1. Detail on Lot 49-7 and K51-5 five foot strip
2. Granite bounds to be set at K49-7/K49-6 and K49-6/K49-4 boundaries.
3. Granite bound to delineate Parcel "B" right of way
4. Add north point scale
5. Clarify Note 9 regarding current use status of Lot K-49-4.
6. Note elevation of Mason Brook
7. Need Soil engineer's certification on plan
8. Need perc test data
9. Add road easement with input from road agent

Motion to continue hearing to April 25 at 8 PM.

Fees: Pending

01-01 10:40 PM Francis Gavin Lot presentation by Randy Haight

Abutters present: None

Presentations:

Reviewed minutes and new plat.

Discussion by Board:

- Dug well to be removed by owner.
- Ledge discussed.

Conditions for Approval

1. Payment \$340.

Motion to approved passed 4-0.

Fees: Not paid

Meeting closed at 11:10 PM