

Unapproved

March 27, 2002 Mason Planning Board

In attendance: Bill Downs, Wolf Millbrandt (ex-o),
Dotsie Millbrandt (chair), Mark McDonald,
Pam Lassen (alt), Dr. Chris Guiry (alt),
Bonnie Brunner (SWRPC)

Absent: Bruce Mann

Call to order: 7:44 pm

Next Meeting: April 24th at 7:30PM

Old Business:

Hearings so far this year:
01-02 Moheban (I, Sb)
01-08 Tweedy (I, St)
02-01 Barrett Hil
02-02 Dancause (I,Sb)
02-03 Bingham (Sb)

Minutes reviewed: None

New Business:

01-08 Victor Tweedy Auto Storage site plan review.
Site plan hearing continued from February 27th, 2002.

Present: None

Abutters present: None

Mr. Tweedy was not present. Motion to continue hearing until April 24th and to submit in writing to Mr. Tweedy that:

- Hearing will be continued until April 24th
- We must hear from Mr. Tweedy within the next 30 days
- If we hear from Mr. Tweedy within the next 30 days, Mr. Tweedy will then have until May 29th to bring the completed materials before the Board for a final vote. Otherwise, the Board will vote on the application on April 24th.

The motion carried unanimously.

The Board unanimously voted to accept Dotsie as our continuing Chairperson. Bill Downs will like to rotate back to alternate. The Board voted to promote Dr. Guiry to full member of the Board. Dotsie to request Selectmen to write letter of appointment for Dr. Guiry.

02-02 Gene Dancause and Rebecca Johnson - Minor subdivision of Lot L-25
Opened: 7:55pm
Abutters present: Edmund Levesque, Joseph Iodice, Laurie Houghtaling,

Carol Iodice, Paula Babel, Jeff Babel, ???, Becky Johnson, Connie Lacasse, Steve Daly, Carol ?, Kathy Navonis, Bernie O'Grady, Linda O'Grady

Others: Liz Fletcher (representing Conservation Commission), Helen Navonis, Anita Spaeth, Stan Archambeault, Anne Richards

The Board reviewed the application.

Abutter Carol Iodice states that there is a second well not shown.

Jeff Babel asks whether a future subdivision would affect the status of this application being a minor subdivision. Dotsie responds that any future subdivision within four years would be considered a major subdivision, but that would not affect the status of the current subdivision.

Paula Babel would like to bring to the Board's attention that the DES has issued a letter to the applicant about alleged dredging of a pond on the property.

Bernie O'Grady presented the survey from 1991 that disputes an area of property along the boundary between lots L25 and L30.

Motion was made by Dotsie to grant conditional approval to the subdivision. Seconded.

Conditions for Approval:

- Add 35' building setback line along new (L25/L25-1) property boundary.
- Add 75' septic setback line for both lots
- Add culvert located about 250 ft. North of L30
- Circle well protection radius on Lot L25
- Add drain line for pond on Lot L25
- Add shed that appears along boundary between Lots L25 and L30
- Board requests that the plat describe that there is an area on the plat that is in dispute.

The motion carried unanimously with Chris Guiry voting as the senior alternate.

Adjourn: Ms. Millbrandt made motion to adjourn at 9:45PM. Seconded. Approved.
Meeting adjourned at 9:45PM.