

Approved

April 30, 2003                      Mason Planning Board

In attendance:                      Bill Downs (alt), Chris Guiry (ex-o), Pam Lassen (alt), Bruce Mann,  
Mark McDonald (chair), Dotsie Millbrandt, Janelle Cornwall (SWRPC)

Absent:

Call to order:                      7:45 pm

Next Meeting:                      May 28, 2003

Old Business:

Voting members tonight:

Bruce Mann, Bill Downs, Chris Guiry, Mark McDonald.  
Pam Lassen and Dotsie Millbrandt have expired terms and have not yet been sworn in.

New Business:

Time to select the chairman of the Planning Board for April 2003 – March 2004. Dotsie wants to finish work on the Master Plan and wants to not be chairman this year. Board nominates Mark McDonald. Seconded, vote carried unanimously.

03-01                      Ken Grant, Abott Hill Road, minor subdivision  
Creating Lot B-2-2 from Lot B-2

Present:                      Ken Grant, Randy Haight presenting  
Abutters:                      None  
Others:                      None

Because Lot B-2-1 was created from B-2 by Ken Grant in 2000, within 4 years, this subdivision can be considered a major subdivision for purposes of impacts.

Right-of-way shown on plat has been in existence for many years. It is unknown who owns the R.O.W.

Site walk Saturday May 3, 1 pm.

[Subdivision regs say plat needs Hillsborough County Soil Conservation signature to verify the soil ratings. Could allow any soil scientist to do that. Can waive for now.]

Waiving impact requests from police, fire and conservation. Requesting road agent to look at the three culverts crossing Abbot Hill road. One in particular is silted in and needs replacement.

Motion to vote application complete. Seconded. All in favor.

Hearing continued to May 28th at 8pm.

03-02 Sylvain and Katheryn Fauteux, Sand Pit Road, Lot C-14-2

Present: Sylvain Fauteux. Ray Shea, presenting.  
Abutters: Linda Cotter-Cranston  
Others: None

Checklist: Septic setbacks not shown. 4000 sq ft septic area needs to be within the setbacks. Does the 75' apply to the roadway, too? By past practice, it has always been required.

Linda Cotter-Cranston says this subdivision was proposed several years ago. It was withdrawn.

Once the septic setback lines have been added, there will be no place to put the septic area.

Motion to vote application complete. Second. All in favor.

Site walk Saturday, right after the Grant site walk.  
Hearing continued to May 28th at 8pm.

03-03 Judith A. Gizara, Old County Road, Lot F13-1

Present: Judith Gizara. Phil Tuomola, presenting.  
Abutters: Mike Bromberg, David and Maria Eaton, Douglas Whitbeck.  
Others: Dan Donovan, Linda Cotter-Cranston.

Checklist: Current use note - property is in current use except for 5 acres around house. 10.4 acres in current use. Need line for existing current use boundary. May optionally add proposed current use boundary. Soils need to be corrected, 142B and 142C. Add location of well on abutting Bromberg property.

Motion to vote application complete. Second. All in favor.

Mike Bromberg concerned about availability of water. His well is 500' deep but needed to be hydrofracked last summer when it was dry.

Conditions For Approval:

Show existing boundary of property in current use.  
Add note stating acreage of property in current use.  
Correct soils designations.  
Add location of well on abutting Bromberg property.

Resolution:

Motion made to grant conditional approval, subject to conditions listed above. Seconded. Voting in the affirmative: Bruce Mann, Chris Guiry, Bill Downs, Mark McDonald.

Adjourn: Motion to adjourn at 10:25. Approved. Meeting adjourned at 10:25.