

**May 26, 2004 Mason Planning Board**

In attendance: Chris Guiry (ex-o), Mark McDonald (chair), Linda Cotter-Cranston (alternate) Meredith Cooper (SWRPC), Pam Lassen, Dotsie Millbrandt, Joe McGuire, Bruce Mann

Absent: None

Call to order: 7:45 pm

Next Meetings: June 30, 2004 – regular hearings meeting  
June 24, 2004 (Thursday) – work meeting (joint ZBA)

Voting members tonight: Chris Guiry, Dotsie Millbrandt, Mark McDonald, Bruce Mann, Pam Lassen. When a member is recused, Linda Cotter-Cranston or Joe McGuire will vote.

New Business: Ask Selectmen to write a thank you note to Bill Downs for his 14 years of service on the Planning Board.

Review/approval of previous minutes is deferred due to full schedule and late start.

Public Hearings:

**03-09 Martin D. Ruggiero, 4 lot subdivision, Tax Map J, Lot 69-1 on Churchill and Reed Roads, Martin D. Ruggiero representing.**

Abutters present: None

Last months list of changes needed on plat were:

- Add the word "existing" before Lot J69-1 in Note #2.
- Need 4" granite post boundaries set on road front rather than current iron pins.
- Must add own name in space to right of Lot J69-1 along with address and use as on other lots.
- Misspelling on Lot J66-1 and must indicate whose house or add arrow from name to house.

Plat changes have been made as requested. Resolution of other open items:

- Letter from Bill Tuomala states that granite bounds have been set.
- Road agent has permission to remove trees at his discretion.
- Fire pond already exists on property; does not have a dry hydrant. Fire Chief did not request addition of a dry hydrant in the impact statement.

Discussion: Plat does not show building on driving range. Driving range is mentioned in a note.

Bruce makes motion to grant full approval. Mark seconds. Voting in the affirmative: Chris Guiry, Dotsie Millbrandt, Mark McDonald, Bruce Mann, Pam Lassen.

**04-06 Gerald E. and Judith H. Anderson, 4 lot subdivision, Tax Map L, Lot 37, Townsend Road. Conceptual discussion. Ray Shea of Sanford, presenting plan.**

Abutters present: None

A hearing is scheduled with the Zoning Board of Adjustment to apply for a special exception to cross the wetland on one of the proposed lots.

Application fee was paid earlier this year; fee can be applied to the new application.

**04-07 Margo Santoro, Lot line adjustment, Flagg Road and NH Route 23. Margo Santoro presenting plan.**

Abutters present: Bruce Mann, Michael J. Farrey, William Doonan for Doonan Family LLC.

Bruce recuses himself from this hearing (abutter).

Applicant seeks to revise Lots G-68 and G-69 by adding parcel A to G-68. This will increase the size of lot G-68 from 13 acres to 68 acres. Line will be adjusted to include Mason Brook. Intent is to grant conservation easement on lot G-68, preserving the land around the brook.

Plat corrections needed:

- Legend should include description of dashed line that separates different soil types
- Fix wording of note about lots in current use
- Fix wording to say parcel A is being moved from lot G-69 to lot G-68
- Show location of existing well and its protection boundary – 75' well radii.
- Show location of septic system and leach field
- For clarity, add a separate inset on plan just showing existing and future lot lines
- Fix error on location of proposed easement

Discussed possibility of petitioning town to discontinue the Class VI Flagg Road. There are only 3 abutters to Flagg Road; all are in favor of discontinuing it.

Mark motions to accept application as Complete. Chris seconds. Voting in the affirmative: Chris Guiry, Dotsie Millbrandt, Mark McDonald, Bruce Mann, Pam Lassen.

Mark makes motion to continue hearing. Chris seconds. Voting in the affirmative: Chris Guiry, Linda Cotter-Cranston, Mark McDonald, Bruce Mann, Pam Lassen. Hearing is continued to June 30 at 7:45 pm.

**04-08 ATA Construction, 6 lot subdivision, Starch Mill Road. Tax Map B-22. Andrew Aho of ATA is present. Craig Bailey is presenting plan.**

Abutters present: Alfred Stauble, Amyas and Tamara Huston, Wolfgang Millbrandt

Dotsie recuses herself (spouse of abutter).

Plat corrections needed:

- Remainder lot is not shown on plat. Need to see its frontage on Abbott Hill Road. Applicant does not want to perform a detailed survey of that land. Is willing to scratch proposed lot B-22-5. That means the detailed survey for that lot can be used to demonstrate the frontage for the remainder of lot B-22.
- Board would like to see a smaller drawing showing the full lot, using data from a previous tape and compass survey
- Granite bounds need to be noted on the road boundary
- Granite bounds need to be set behind stone wall if wall is on boundary
- Missing pin at southeast corner of property
- Abutter properties incorrectly drawn for Huston and Rantamaki
- Not all abutters are shown. Need to show them on the small, full drawing
- Note says there is no record of current use. Abutter Millbrandt disagrees.
- Soil scientist stamp is not on current plan.

- Add manmade feature: cow underpass under Starch Mill Road
- Show septic setbacks to include the 75' setback from all property boundaries as well as from wetlands
- Include septic areas in septic setbacks
- Concern about seasonal high water level
- Outstanding balance needed for application fee

Review comments have been received from Conservation Commission, Fire Chief, Road Agent

Mark makes motion to vote application Complete. Chris seconds. Voting: Bruce No, Chris Yes, Pam Abstain, Linda Yes, Mark Yes. Motion passes.

Abutter comment: Amyas Huston would like the houses to be placed out of sight from his property. He is concerned that clear cutting would ruin the rural character of the area. He is also concerned about how close some of the driveway cuts are.

Received a check for \$28.50. Applicant will fill out a new application form.

Bruce wants a consulting engineer to review the plan, including soils. Chris says our town engineer Roger Parsons can be asked to review this. Chris recommends that we allow applicant to send materials.

Applicant wants copies of review comments.

Site walk Sunday June 6, 9 am.

Mark makes a motion to continue hearing to next month. Chris seconds. Voting in the affirmative: Chris Guiry, Linda Cotter-Cranston, Mark McDonald, Bruce Mann, Pam Lassen. Hearing is continued to June 30 at 8:15 pm.

#### **04-04 Prospective purchaser Charles Griffin, site plan review, NH Route 31, Tax Map J-52.**

Abutters present: David Steinberg.

One current owner present: William Doonan for Doonan Family LLC.

Proposed wood storage facility. No logging on site. Processing on site limited to splitting. 2 one ton trucks and 2 skidders to be stored on lot. No intended night work, no business sign, no extensive lighting. Possible motion-activated light.

Bruce comments that this is the most detailed site plan he has seen before the board.

SWRPC has a couple of suggestions, plus note should be added citing the variance approval:

Applicant and owner should be clearly identified on plat

Add a note describing existing variance on property

Move 75' well radius onto property (not crossing onto abutter's lot). Need easement if left. NH state RSA's have become more strict over the years.

Chris makes motion to grant conditional approval. Mark seconds. Voting in the affirmative: Chris Guiry, Dotsie Millbrandt, Mark McDonald, Bruce Mann, Joe McGuire.

Adjourn: Mark makes motion to adjourn at 11:30. Seconded. Approved.