

Approved

June 30, 2004 Mason Planning Board

In attendance: Chris Guiry (ex-o), Mark McDonald (chair), Eric Twarog (SWRPC), Pam Lassen, Joe McGuire, Bruce Mann

Absent: Linda Cotter-Cranston (alternate), Dotsie Millbrandt

Call to order: 7:30 pm

Next Meetings: July 28, 2004 – regular hearings meeting
July 19 – business meeting – joint meeting with ZBA and Conservation Commission to discuss wetland crossings

Voting members tonight: Chris Guiry, Mark McDonald, Bruce Mann, Pam Lassen, Joe McGuire.

Old Business:
Reviewed meeting minutes from 26 May. Approved unanimously as amended by Eric Twarog.

New Business:

Public Hearings:

7:45 PM 04-07 Margo Santoro, Lot line adjustment, Flagg Road and NH Route 123. Margo Santoro presenting plan. Continued hearing.

Abutters present:

Bruce recuses himself from this hearing (abutter).
Chris motioned to allow waiver for 2' contour line – carried unanimously.

Applicant must strike word "consideration" from the note about current use in the plat. "Currently under current use consideration" could be taken that the status is being evaluated and is not yet final.

Conditions For Approval:

Remove the word "consideration" from the note about current use in the plat. "Currently under current use consideration" could be taken as though the status is being evaluated and is not yet final.

Written easement to go with easement shown on plat.

8:15 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: Amyas Huston

Applicant arrived approximately 20 minutes late.

Site walk was held.

Town consulting engineer states that the survey is inaccurate and surveyor should clarify boundary lines. For this reason, the application is denied with Bruce abstaining and all voting members otherwise in the affirmative.

Conceptual discussion followed: Request from Mr. Huston for new stop sign at intersection of Wilton and Starch Mill roads.

9:00 PM - 04-09 Mike Ordway, Site plan, Churchill Road. Tax Map J-17 & J-87.

Abutters present: Mike Davieau

Reviewed checklist items and letter from Southwest.
Bruce recuses himself.

Presentation from abutter Mike Davieau. Concerned about:

- Hours of operation
- Road improvement – Road appears to be too narrow for a delivery truck and passenger vehicle. One will have to yield (back up).
- Road expansion would be borne by applicant (Mr. Ordway)
- Weekly delivery for stock
- Class VI section to be upgraded
- Mr. Davieau would like plantings along abutting fence of daycare
- Public sanitation – if none, what will customers do?
- Lack of sufficient block to prevent runaway vehicle from breaching daycare fence and entering playground. A concrete curb might be sufficient.
- Needs sufficient roadwork notification
- Fertilizer Storage / Pesticide

Applicant submitted pest control management plan.
Application requests waivers in writing for:

- Accept non-engineered Plat prepared by applicant
- Exclude perimeter survey with line bearings and distances, statement of the precision (1:5,000)
- Waive setback line requirement on drawing due to lack of proximity to boundaries
- Accept lot area in acres only
- Exclude topography at 2-foot intervals, proposed changes in grades and drainage
- Exclude soil mapping as per section 9 and septic setback lines derived from soil mapping

Board unanimously voted application complete. Hearing opened and continued until July 28th.

10:00 04-10 Mason Conservation Commission, Conceptual discussion, Black Brook Road. Tax Map D-10.

Presented by Bob Larochelle of the Mason Conservation Commission. Discussion of a possible 2-lot subdivision creating 1 building lot with the remainder going into a conservation easement.

Adjourn: Mark makes motion to adjourn at 10:40. Seconded. Approved.