

Approved

July 28, 2004 Mason Planning Board

In attendance: Chris Guiry (ex-o), Mark McDonald (chair), Meredith Cooper (SWRPC), Pam Lassen, Bruce Mann, Dotsie Millbrandt

Pam leaves at 10:30 pm.

Absent: Linda Cotter-Cranston (alternate) , Joe McGuire

Call to order: 7:43 pm

Next Meetings: August 25, 2004 – regular hearings meeting
? – work meeting

Voting members tonight: Chris Guiry, Mark McDonald, Bruce Mann, Pam Lassen, Dotsie Millbrandt.

Old Business: David Lorden owes \$76 more for filing.

New Business:

Public Hearings:

04-10 Mike Ordway and Maureen Vaillancourt, Site plan for Mason Brook Nurseries, Churchill Road. Tax Map J-17 & J-87.

Abutters present: Mike and Cheryl Davieau.

Bruce recuses himself (employer of applicant)

Requests waivers for:

- Accept non-engineered Plat prepared by applicant
- Exclude perimeter survey with line bearings and distances, statement of the precision (1:5000)
- 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 agrees to waive the listed items.

Road agent Dave Cook reviewed the proposal and visited the road, giving it a width test by driving a dump truck past a large pickup truck at the road's narrowest point. Trucks were able to pass easily. Mr. Cook recommends that the road speed limit be posted at 25 mph.

Owners will place arborvitae and large rocks in front of the adjacent daycare center playground area.

If a road upgrade becomes advisable due to this business causing a significant increase in traffic, a discussion will be revisited concerning owner contribution to the costs of the road upgrade.

Would like permission for opening hours of 9 am to 7 pm, seven days a week. Many greenhouse businesses are open that late, some til 8 pm. Abutter Mike Davieau would prefer 6 pm. They would like to be open til 7 pm from May though August. Owners and Mr. Davieau agreed to 7 pm closing allowable during April, May and June.

Mr. Davieau wants to prohibit any parking on Churchill Road. Owners and board agree. There are ten parking spots shown on the plan.

Chris makes a motion to approve the site plan. Mark seconds. Voting in favor: Mark, Chris, Dotsie, Pam.

04-11 Charles W. Fifield Estate, Black Brook Road, minor (2 lot) subdivision. Tax Map Lots D-10 and D-38, proposing new lot D-39.

Abutters present: Marc and Theresa Stroms, Dr. Chris Guiry, Amy Glowacki.

Chris Guiry recuses himself (abutter).

491 acres with 2 dwellings on it (grandfathered from the 1940's). Proposing one 487.4 acre piece and one 3.231 acre piece, each containing one dwelling. This will make the sites compliant with current zoning regulations. Charles (Woody) Fifield intended to grant a conservation easement for a large portion of the large lot (about 1 sq. mile) to the town of Mason. He passed away before that was done. Once this subdivision is completed, the easement can proceed.

Question to pursue after application has been voted complete: Did the tax map renumbering, where Tax Map Lot number D-38 was generated for the parcel to the south of Black Brook Road and west of Old Country Road, inadvertently establish D-38 as a separate buildable lot?

Need to demonstrate a satisfactory test pit and 4000 sq. ft. septic area. Need state subdivision approval. Need to add the "rules and regulations of the Town of Mason" statement.

Currently the frontage is 177' on the Class V portion (as determined by town maintenance of that portion for the past 20 years) of Old Country Road, remainder of 250' is on a Class VI portion. At a Selectmen's meeting on June 22, 2004, the Selectmen agreed to allow the applicant to improve the remaining section of the road, and when that is complete they will declare that portion to be Class V. Board wants a letter from the Selectman attesting to this.

Mark makes a motion to accept the application as complete. Pam seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Pam.

Mark makes a motion to open the hearing. Pam seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Pam.

Bruce makes a motion to continue the hearing to August 25, 2004 at 7:45 pm. Mark seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Pam.

04-13 Gerald E. and Judith H. Anderson, Townsend Road, major (4 lot) subdivision. Tax Map L, Lot 37. Ray Shea of Sanford Survey, presenting plan.

Abutters present: Mark Richardson.

26 acre parcel, no structures. Lots have been revised from conceptual plan to create a driveway area for lot L-37-1 that does not cross a wetland area. (An application to the Board of Adjustment for a variance to cross the wetland was denied in June, 2004.)

Applicant needs to file both sheets of the plan with the Registry of Deeds. The second sheet shows the driveway cuts, soil types and 4000 sq. ft. septic reserve areas.

Need state approval for subdivision. Impact: no reply from police chief. Reply but no comments from road agent, fire chief, conservation commission. Board agrees to waive the subdivision

regulation requiring a lot width to be maintained at no less than 90%. Need easement for town maintenance of culvert on Briggs Road.

Mark makes a motion to accept the application as complete. Pam seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris, Pam.

Mark makes a motion to open the hearing. Pam seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris, Pam.

Bruce makes a motion to continue the hearing to August 25, 2004 at 8:15 pm. Mark seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris, Pam.

04-12 ATA Construction, 5 lot subdivision, Starch Mill Road. Tax Map B-22. Andrew Aho of ATA is present. Craig Francisco of Bedford Design Consultants is presenting the plan.

Abutters present: Wolfgang Millbrandt.

Dotsie recuses herself (spouse of abutter).

Plan needs: Surveyor's stamp. Add note about historical man-made feature, a cow underpass, Curt Dunn to provide information about its location. Need discussion about water hole for fire suppression. Need legal easement for use of water hole. There is soil information to be reviewed when the hearing opens, "Clarification of onsite drainage classes". Do not need state subdivision approvals because all lots are more than 5 acres. Need soil scientists stamp and septic designers stamp.

Impact reports: Conservation Commission: North portion of lot B-22 boundary dimensions not shown. Driveway for Lot B-22-2 has very poor sight distance to North. Move driveway cut to crest (top) of hill. Road Agent Dave Cook: Agreed with Craig Bailey that they would put in a water hole on Abbott Hill Road with access, but not a dry hydrant. Mr. Cook would accept this for fire protection. (N.B.: Craig Bailey has left Bedford Design since that agreement.)

Town engineer: Note 2 on the plan has been revised to satisfactorily address the development proposal. Will investigate cattle underpass. Soils do not necessitate a larger setback than the required 75'. Appropriate soil logs and results have been presented.

Perimeter survey in this new plan has accuracy of 1 to 10000, which is twice the required accuracy of 1 to 5000.

Mark makes a motion to accept the application as complete. Chris seconds. Voting in the affirmative: Mark, Bruce, Chris, Pam.

Mark makes motion to open hearing. Chris seconds. Voting in the affirmative: Mark, Bruce, Chris, Pam.

Wolfgang: Approximate not exact property boundary line with his property. Abbott Road does not have much line of sight in the vicinity of lot B-22. There is a significant water flow through B-22: Pratt Pond through Russell-Abbott Forest, through Millbrandt property, through B-22.

Bob Larochelle for the Conservation Commission: The north portion of lot B-22 boundary dimensions are not shown. The Driveway for Lot B-22-2 has very poor sight distance to North. Move driveway cut to crest (top) of hill. Craig Francisco is willing to move the driveway cut.

Bruce makes a motion to continue the hearing to August 25, 2004 at 9 pm. Mark seconds. Voting in the affirmative: Mark, Bruce, Chris, Pam.

04-16 Dorothy and Thomas Mitchell, Briggs Road, major (3 lot) subdivision. Tax Map H, Lot 61. Randy Haight is presenting plan.

Abutters present: Mark Richardson.
Randy has a letter of authorization from owner.

Dividing lot H-61 into 3 lots. H-61-4 has 37 acres, and includes an existing dwelling and driveway. Lot H-61-2 and lot H-61-3 each have 3.003 acres.

Need state approval for subdivision. Impact statements: Reply with no comment from fire chief, road agent and conservation commission. No reply from police chief. Need granite bounds and iron pins shown on plat.

Chris makes a motion to accept the application as complete. Mark seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris.

Chris makes motion to open hearing. Bruce seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris.

Abutter Mark Richardson: There is a culvert across Briggs Road that should be shown. There is a watercourse on Gautheir's property that should be shown.

Bruce makes motion to grant conditional approval, with the following conditions. Chris seconds.

- State approval for subdivision
- Show any discovered watercourse
- Show culvert
- Set bounds

Conditions must be met before January 1, 2005.
Voting in the affirmative: Mark, Bruce, Chris, Dotsie.

04-15 David DeVincentis and Karl Mann, Lost Valley Road and Campbell Mill Road, minor (2 lot) subdivision. Tax Map H, Lot 47. Randy Haight is presenting plan. David DeVincentis and Karl Mann are present.

Abutters present: None.

Have permission from Selectmen to upgrade the first 200' of Lost Valley Road. Widen road surface to 22', pave the first 200', not including the turnaround. Also the plan grants a 50' road width to the town. There is a turnaround at the end of the 250' of Lost Valley Road that is to be temporary, to be removed when and if further extension is made to the road.

Need state approval for subdivision. Need easement to Town for maintenance of temporary turnaround. Need to fill old cellar hole as part of turnaround construction. Need to remove old house that is within the building setback line. Garage will be maintained.

Mark makes a motion to accept the application as complete. Chris seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris.

Chris makes motion to open hearing. Bruce seconds. Voting in the affirmative: Mark, Bruce, Dotsie, Chris.

Bruce makes a motion to continue the hearing to August 25, 2004 at 9:45 pm. Mark seconds.
Voting in the affirmative: Mark, Bruce, Chris, Pam.

Adjourn: Mark makes motion to adjourn at 11:25. Seconded. Approved.