

October 27, 2004 Mason Planning Board

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

Absent: Bruce Mann, Pam Lassen

Call to order: 7:45 pm

Next Meetings: December 1, 2004 – regular hearings meeting. Moved from November 24 due to Thanksgiving holiday.

November 17, 2004 – work meeting

Voting members tonight: Chris Guiry, Dotsie Millbrandt, Joe McGuire, Mark McDonald, Linda Cotter-Cranston

Old Business: Minutes from September 29: Approved with corrections

New Business: Selectman have an email address but they don't know what it is

Public Hearings:

04-18 Bernard J. O'Grady, Hurricane Hill Road, minor (2 lot) subdivision and lot line adjustment. Tax Map L, Lot 25. Bernard O'Grady present, Dave O'Hara is presenting plan.

Abutters present: None

Checklist items from last hearing:

- Require totals of frontage – see plat note 13
- Require building set back lines on all boundaries - present
- New Lot number is currently incorrect - fixed
- Granite bounds need to be set at front boundary corners
- Jeff Babal needs to be changed to Jeff Babel - fixed
- Well easement will be needed from current lot to newly proposed lot – see below
- State subdivision approvals – still pending
- Road Agent requests that one driveway be removed from existing Lot L-25 – see plat note 16
- Need to show all of Babel property as it is part of the Lot line adjustment – present
- There is an old barn on straddles property boundary between lots. Make removal of the building a condition of receiving an occupancy permit.
- Easements will not be needed for access from lot L-25-5 to the existing well or water line to it on Lot L-25. The buyer of lot L-25-5 will not be needing it.

Conditions for approval:

- Granite bounds need to be set
- State subdivision approval
- Current dual entry driveway needs to be changed to one driveway

Mark makes a motion to grant conditional approval, with conditions to be met by December 28, 2004. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Chris Guiry, Joe McGuire, Dotsie Millbrandt, Mark McDonald.

04-20 Martin D. Ruggiero, Reed Road and Churchill Road, minor (2 lot) subdivision. Tax Map J, Lot 69-1. Phil Tuomala is presenting plan.

Abutters present: None

Since this is a subdivision within 5 years of a previous subdivision of the same parcel it is reviewed as a major subdivision.

Mark makes a motion to accept the Completed Subdivision Application. Linda seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Chris Guiry, Joe McGuire, Dotsie Millbrandt, Mark McDonald.

Mark makes a motion to open the public hearing accept the Completed Subdivision Application. Linda seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Chris Guiry, Joe McGuire, Dotsie Millbrandt, Mark McDonald.

Conditions for approval:

- Modify note 5 to add the lot number of the new lot being creating

Chris makes a motion to grant conditional approval, with conditions to be met by November 30, 2004. Joe seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Chris Guiry, Joe McGuire, Dotsie Millbrandt, Mark McDonald.

Fee balance owed: \$101

04-22 Jay E. Turmel and Kenneth Peaslee, Townsend Road, minor (2 lot) subdivision. Tax Map K, Lot 15. Randy Haight is presenting plan.

Abutters present: Kevin Taylor

Uncertainty about the location of the common boundary between north boundary of this subdivision and previous subdivision has been resolved between Caseys and Turmel/Peaslee. The owners have decided that the straight boundary line shown on the plat, not the stone wall, is the boundary line. There is a deed of conveyance from Casey to Turmel/Peaslee for the planning board file for this case.

When lot K-15 was subdivided in 1978, the board stated that no part of a building or septic system shall be located at an elevation of less than 15 feet above the elevation of intersection of Townsend Road and Briggs Road. The 2004 board thus establishes 591 feet as the minimum ground elevation needed for the location of any building or septic system. This is noted on the plat.

There are be two wetlands areas, each will be bridged with a wooden structure. Detail is shown on plat.

Impact studies from Road Agent and Conservation Commission have been returned with comments for review.

The Conservation Commission suggests a common driveway to avoid filling wetlands. However, the subdivider is bridging, not filling, which will not damage the wetlands.

The Road Agent would like to see the bank along Townsend Road lowered. The subdivider agrees to perform this work before getting an occupancy permit.

Conditions for approval:

- 3 granite bounds to be set
- Lot numbers on plat to be fixed

Chris makes a motion to grant conditional approval, with conditions to be met by November 30, 2004. Mark seconds the motion. Voting in the affirmative: Linda Cotter-Cranston, Chris Guiry, Joe McGuire, Dotsie Millbrandt, Mark McDonald.

Adjourn: Mark makes motion to adjourn at 9:20. Seconded. Approved.