

Approved

January 11, 2006 Mason Planning Board

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

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

Call to order: 7:45 pm

Next Meetings: Regular meeting, January 25, 2006.

Voting members tonight: Mark McDonald, Bruce, Dotsie, Chris Guiry

Old Business:

New Business:

Public Hearings:

05-20 Jeffrey Ela and Martin G. & Maria B. Pelletier, Nutting Hill Road, minor subdivision and lot line adjustment. Lot line adjustment for Tax Map A-21 and Tax Map 26-2. Subdivision for Lot 26-2.

Abutters present: Marshall Buttrick

Fees have been paid of \$666.

Checklist items:

- o Chris wants a new easement for town maintenance of the culvert, to be filed with the Registry of Deeds.
- o Need two granite bounds.
- o State subdivision approval.
- o Upon conditional approval, conditions must be met within 90 days.

Chris makes a motion to require the new easement. Bruce seconds. There is discussion on the easement. Applicant thinks it's redundant, since a note on the previous subdivision described an easement for culvert maintenance.

Chris makes a motion to move the question. Mark seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Chris - aye.

Vote on the easement motion: Vote: Bruce – abstain, Dotsie – aye, Mark McDonald – aye, Chris - aye.

Bruce makes a motion grant conditional approval to this application, subject to the conditions listed above under Checklist Items. Mark seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Chris – aye. The application is granted conditional approval, conditions to be met by April 30.

05-21 Andrew and Linda Ruoff and James K, III, and Constance C. Tucker, lot line adjustment, Black Brook Road and Sand Pit Road, for Tax Map D-26 and D-27-2.

Abutters present: None

This plan adjusts the boundary between lots D-26 and D-27-2 so that lot D-26 has frontage only on Black Brook Road.

Checklist items:

- o Because this is a lot line adjustment and the bounds on the road have not changed, the board will not require granite bounds. However the board does want the bounds to be clearer:
 - o The board will permit an iron pin in a stone wall on the southeastern corner of lot D-27-2.
 - o The board will permit an iron pin witness behind an existing drill hole on the southwestern corner of lot D-27-2.
- o Total fees are \$581; \$150 is already paid
- o Upon conditional approval, conditions must be met within 60 days

Mark makes a motion grant conditional approval to this application, subject to the conditions listed above under Checklist Items. Bruce seconds. Vote: Bruce – aye, Dotsie – aye, Mark McDonald – aye, Chris – aye. The application is granted conditional approval, conditions to be met by March 31.

Discussion on the SWRPC Proposal for Planning Assistance to Update the Town of Mason Master Plan

Meredith has provided a written proposal, recommending a master plan process including basic studies, public involvement, a future land use plan, and an implementation plan.

Discussion on Subdivision Regulations

Meredith wants us to require 7 paper copies of all plats and associated materials, instead of the 5 required presently. SWRPC needs a copy, and the town secretary needs a copy available for public examination.

Meredith doesn't like the wording of the amendment on calculating frontage, will try to find better language. The board described what the intent was.

Adjourn: Mark makes motion to adjourn at 10:00 pm. Seconded. Approved.