

Approved

**October 25, 2006      Mason Planning Board**

**In attendance:** Mark McDonald (chair), Dotsie Millbrandt, Bruce Mann, Chris Guiry (ex-o), Linda Cotter-Cranston (alternate), Matt Monahan (SWRPC), Joe McGuire (alternate)

**Absent:** Pam Lassen, Bruce Mann

**Call to order:** 7:45 pm

**Next Meetings:** Regular meeting, November 29, 2006.

**Voting members tonight:** Mark, Linda, Dotsie, Chris, Joe

**Old Business:**

**Condition Review and Plat Signing**

**06-08 Barrett Mountain LLC, County Road and Starch Mill Road, 6 lot subdivision, Tax Map F-11.**

The Board reviewed conditions; Mark signed the plat.

**New Business:**

**Public Hearings:**

**06-09 Robert G. Lipin and Evelyn F. Ellis, lot line adjustment, Scripps Lane, Tax Map E-32 and E-36. Randy Haight is presenting.**

Two existing lots total 71 acres. This proposal will revise the line between two existing lots. Currently, E-36 surrounds E-32 on three sides. The proposed new lot line extends E-32 to the edge of the property and increases the size from 3.2 acres to 5 acres.

SWRPC review comment: "It should also be noted that septic design approval for the new septic will need to be done with NHDES, and the septic design approval should be received before a building permit is issued, and a note on the plan could indicate this." Since the applicant has brought the plat to the meeting, and it does not require any other changes, the board decides to read the statement into the minutes, instead of requiring a note. It is so read.

Mark makes a motion to vote this Application complete. Chris seconds. Voting in the affirmative: Mark, Linda, Dotsie, Chris, Joe.

Mark makes a motion to open the hearing. Chris seconds. Voting in favor: Mark, Linda, Dotsie, Chris, Joe.

Mark makes a motion to approve the lot line adjustment. Chris seconds. Voting in favor: Mark, Linda, Dotsie, Chris, Joe.

**06-10 Howard R. Turner and Hope Turner Crooks, 10 lot subdivision, Brookline Road, Tax Map F-38-2. Randy Haight is presenting.**

Abutters present: Douglas Whitbeck, Patrick and Drema Cady, Mark Place, David Janik, Richard Stockdale.

Before opening the hearing, a discussion is held about waiving the requirement that limits no-outlet roads to 1000'. The applicant proposes a 1700 foot road, with 8 lots fronting the road. This is the same number of lots as could be placed on a 1000' road; thus, this requested extension is not for the purpose of creating more lots.

There is an alternate proposal that provides a loop on part of the road, limiting the no-outlet part to less than 1000'. However, the subdivision regulations also prohibit multiple accesses to a collector road that are less than 800' apart. This second requirement is not met, so this alternative would also require a waiver from the board.

Mark makes a motion to grant a waiver for the proposed road. Chris seconds. Mark asks if there is discussion on the motion. Board members comment, the public comments, and two letters from abutters are read. Concerns include drainage, proximity to Old County Road, and the precedent of allowing a waiver of the 1000 foot limit on no-outlet roads. Vote: Joe – nay, Chris – nay, Dotsie – nay, Linda – nay, Mark – nay. The waiver is not approved.

Mark makes a motion to declare the application incomplete, as it does not meet the Town Subdivision Regulations. Joe seconds. Vote: Joe – aye, Chris – aye, Dotsie – aye, Linda – aye, Mark – aye.

**06-11 David and Margo Santoro, 3 lot subdivision, Valley Road, Tax Map G-69b. Phil Tuomala presenting.**

No abutters present.

A 13.013 lot is being subdivided into 3 lots. It is located in the Village Residential zone. The state highway division has not approved 3 driveway permits, only one. This would necessitate one access to a common driveway for 3 lots. This is not permitted by the town subdivision regulations, which prohibit common driveways except in specific circumstances. Common driveways are allowed only for topographical or safety reasons, and must access no more than two lots. Furthermore, the proposed common driveway would cross a wetland. Driveways crossing wetlands are not permitted under the subdivision regulations.

Mark makes a motion to waive the subdivision requirements to allow a common driveway to serve 3 lots. Chris seconds. Vote: Joe – nay, Chris – nay, Dotsie – nay, Linda – nay, Mark – nay. The waiver is not approved.

Mr. Tuomala asks if a waiver might be granted for a common driveway for two lots, crossing a wetland. The extent of wetland that would be disturbed is about 600 sq. ft. If the applicant agrees, the board could hold a joint meeting with the ZBA and walk the site. Next month, the applicant will bring in a revised design with two lots.

Chris makes a motion to continue the hearing to November 29, 2006 at 7:45 pm. Voting in favor: Mark, Linda, Dotsie, Chris, Joe.

Chris left at 9:30 pm.

**06-12 David and Teri Parker, Robert and Carol Pelletier, 7 lot subdivision, Brookline Road. Tobin Farwell presenting.**

Abutters present: Jeff Babel, Joel and Melissa Gates.

The proposal asks for a waiver of the 1000 foot limit on no-outlet roads for a 1750' road. 6 lots are proposed to be subdivided. Special exceptions for a box culvert and a driveway have already been granted by the ZBA.

Mark makes a motion to grant a waiver for the proposed road. Chris seconds. Mark asks if there is discussion on the motion. Vote: Joe – nay, Chris – nay, Dotsie – nay, Linda – nay, Mark – nay. The waiver is not approved.

A 4 lot subdivision could be made without needing a waiver. The surveyor and applicants will discuss revising the plan.

Mark makes a motion to continue the hearing to November 29, 2006 at 8:15 pm. Joe seconds. Voting in favor: Mark, Linda, Dotsie, Joe.

**06-13 Barrett Mountain LLC, Brookline Road, 2 lot subdivision, Tax Map H-29.**

Abutters present: None

The notice to abutters Ronald and Sandra Roberts, Lot H-27-1, was incorrectly addressed to Mason, but the abutters now live in Billerica. NHMA says that if the address on the tax card is Mason, we can hear it. The tax cards are in a locked cabinet. Consequently, we will hold a conceptual hearing this month and open the hearing next month.

**Adjourn:** Mark makes motion to adjourn at 10:45 pm. Seconded. Approved.