

Approved

January 31, 2007 Mason Planning Board

In attendance: Joe McGuire (alternate), Bruce Mann, Dotsie Millbrandt, Chris Guiry (ex-o), Pam Lassen, Jo Anne Carr (SWRPC), Linda Cotter-Cranston (alternate)

Absent: Mark McDonald (chair)
In Mark's absence, Joe will act as chair this evening.

Call to order: 7:40 pm

Next Meetings: Regular meeting, February 28, 2007.

Old Business: Reviewed minutes:
December 27, 2006 – approved

New Business:

Public Hearings:

06-12 David and Teri Parker, 4 lot subdivision, Brookline Road, Tax Map F-30-2. Tobin Farwell presenting.

Abutters present: None

Mr. Farwell is proposing a 20' width for the road pavement. The subdivision regs state 18' in one section and 24' in another. He also proposes a 2:1 downslope from the shoulder to the roadside swale. The Town Engineer's report noted the width discrepancy, and also recommended a downslope of 3:1. A letter from the Road Agent, Dave Cook, states, "I have spoken to the Town Engineer about his comments, and have comments regarding the following: Road width – I think that on these short dead end roads that 20' pavement is more desirable from several standpoints. The down slope from the shoulder to the roadside swale of 2:1 is adequate as shown." Chris makes a motion to accept the road agent's recommendation of 20' width. Bruce seconds. Voting in favor: Joe, Bruce, Chris, Dotsie, Pam. Chris makes a motion to accept the road agent's recommendation of 2:1. Bruce seconds. Voting in favor: Joe, Bruce, Chris, Dotsie, Pam.

The Town Engineer's report indicates that calculating the frontage for lot 30-2-4, using the method described in the subdivision regs for calculating frontage along a hammerhead turnaround, comes up to 249.20 feet, less that the required 250'. Mr. Farwell will correct this.

The Town Engineer's report notes a lack of rounding at the intersection of the proposed Parker Lane and Brookline Road (Section 5.07 7.c). Because the board did not want a reserve strip along the road, there is no property of the east side of the road to be rounded as specified in the calculation of right-of-way. (The actual pavement will be rounded.) Chris makes a motion to waive the requirement for the rounding. Bruce seconds. Voting in favor: Joe, Bruce, Chris, Dotsie, Pam.

The 15% open space easement will be provided by dedicating the entirety of a lot (Tax Map K-44) as open space. The lot is west of Valley Road, not contiguous with the property being subdivided. It is approximately 5 acres in size.

Joe makes a motion to continue the hearing to February 28, 2007 at 7:45 pm. Chris seconds. Voting in favor: Mark, Chris, Dotsie.

07-01 Howard M. Turner, 9 Lot Subdivision and Lot Line Adjustment. Brookline Road, Tax Map F-38, F-38-1, F-38-2. Randy Haight presenting.

Abutters present: Edward Belliveau, Shawn Jodoin, Gwen and Douglas Whitbeck, Kirk Farrell, Mark Place, David Janik.

Subdivider proposes a 905' road providing frontage for 8 lots. The ninth lot has frontage on Brookline Road. Two lots share a driveway to avoid a wetland. For fire suppression, there is a cistern proposed in place of water hole. 16% open space is proposed on west side.

Dotsie makes a motion to vote this application a Completed Application. Joe seconds. Voting in favor: Bruce, Joe, Chris, Dotsie, Pam, Linda.

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

Abutter comments.

- Shawn Jodoin presents a list of comments regarding wetlands, septic and well siting, including photographs. Shawn says there is a stream and a wetland crossing the proposed road location that is not shown on the plat, and that parts of the lots on the turnaround have 35% slope. Septic will need to be pumped up hill from the proposed house sites to the proposed septic sites.
- Kirk Farrell comments about drainage and asks for a copy of the drainage plan. 192 feet into his property he has a culvert and riprap. The swale leading to the culvert collects runoff, and the proposed well sites for F-38-9 and F-38-10 are in the flow from that swale.

The board would like to schedule a site walk for the board and Roger Parsons, the Town Engineer. Tentative date: Sunday, February 18, at 1 pm. If inclement weather, Sunday Feb 25 at 1 pm.

Chris makes a motion to continue the hearing to February 28, 2006 at 8:00 pm. Joe seconds. Voting in favor: Bruce, Joe, Chris, Dotsie, Pam, Linda.

07-02 I. Fred and Anita Anderson, Lot Line Adjustment, Scripps Lane. Tax Map E-30-1 and F-1.

Abutters present: Roy Lundstedt, David Janik.

The lot line adjustment proposes to transfer a 16.8 acre parcel from lot E-30-1 to lot F-1. The resulting size of E-30-1 is 13.768 acres, and the resulting size of lot F-1 is 90.6 + 16.8 acres.

Chris makes a motion to vote this application a Completed Application. Bruce seconds. Voting in favor: Bruce, Joe, Chris, Dotsie, Pam, Linda.

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

Chris makes a motion to approve this lot line adjustment, subject to one condition below. Dotsie seconds. Condition: Add a note to the plat to clarify the current use status of each lot. Condition to be met by March 28, 2007. The board authorizes the chair to sign the plat out of meeting. Voting in favor: Bruce, Joe, Chris, Dotsie, Pam, Linda.

07-03 Peterman Realty Trust II, 2 Lot Subdivision, Townsend Road. Tax Map G-3-10. Charlie Moser presenting.

Abutter problem. One of the abutters has lost their property through foreclosure and the new owner is not yet in the public record.

Joe McGuire recuses himself from this hearing, as he has financial business with one of the principals of Peterman Realty.

Bruce Mann recuses himself from this hearing, as he is an abutter to the Doonan property which is a part of a settlement involved in this hearing.

The board opens the hearing. Chris makes a motion to continue the hearing to February 28, 2007 at 8:15. Dotsie seconds. Voting in favor: Joe, Chris, Dotsie, Pam, Linda.

Adjourn: Mark makes motion to adjourn at 9:45 pm. Seconded. Approved.