

Approved

**November 28, 2007** Mason Planning Board

**In attendance:** Dotsie Millbrandt, Matt Monahan (SWRPC), Linda Cotter-Cranston (alternate), Joe McGuire (alternate), Mark McDonald (chair)

**Absent:** Pam Lassen, Chris Guiry (ex-o), Bruce Mann

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

**Next Meetings:** Regular meeting, January 2, 2008.

**Old Business:** Approved minutes:  
October 31, 2007 – Approved

**New Business:**

Mark makes a motion to move the next regular meeting from December 26<sup>th</sup> to January 2<sup>nd</sup>. Joe seconds. Board votes in the affirmative.

**Public Hearings:**

**07-08 Howard M. Turner, 9 Lot Subdivision and Lot Line Adjustment, Brookline Road, Tax Map F-38, F-38-1, F-38-2. Randy Haight of Meridian Land Services presenting.**

Abutters: Doug Whitbeck, Kirk Farrell, Shawn Jodoin.

Mr. Howard M. Turner talks about his 37 years of residence in Mason. His son, Howard R. Turner, now an architect from Texas, is also present and says hello.

Randy has added alternate driveway sites opening on Tom Pasture Road to two lots, as the board requested.

The board discusses the letter that Shawn Jodoin presented last month. One point is that the configuration of the lots does not conform to the town subdivision regulations because the lots do not intersect the road at 90 degree angles.

The board has received two letters from Doug Whitbeck. One discusses the damage to Brookline Road by truck traffic needed to construct eight new houses, and that the new houses will cause impacts to the town resources for schools, etc. The second questions the hydrology report, indicating that it did not consider his well as part of data on existing wells in the hydrology report.

Randy has three easement, one for open space, one for the fire cistern, and for the slope and drainage easement.

Conditions:

- Fees to be paid.
- Conditions to be met by February 28, 2008.

Mark makes a motion to grant approval to this application. Dotsie seconds. Vote: Joe – disapprove, Dotsie – approve, Linda – approve, Mark – approve. The application is conditionally approved.

**07-10 Kenneth Grant, Two Lot Subdivision, Starch Mill Road and Abbott Hill Road, Tax Map B-2. Randy Haight presenting.**

The applicant is present.  
Abutters present: None

The applicant is subdividing a 30 acre lot into a 5 acre lot, containing an existing house, and a 25 acre lot. It is treated as a major subdivision because it subdivides a parcel that has been subdivided previously in the past five years.

Impact reports: Police, Fire and Road Agent have no comments.

There is a woods road running through the property, and it is described by Note 10. Due to recent NH case law, the board would like the note to clearly state that this is a private road, not open to public access without permission of the landowner.

Mark makes a motion to declare this a Completed Application. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to open this hearing. Joe seconds. Vote – aye, unanimously.

Conditions:

- An easement for the open space designated on lot B-2-4.
- Fees paid.
- Conditions to be met by February 28, 2008.

Mark makes a motion to grant conditional approval to this application. Joe seconds. Vote: Joe – approve, Dotsie – approve, Linda – approve, Mark – approve. The application is conditionally approved.

**07-11 Dimension Spas Unlimited, Robert Lavoie, Two Lot Subdivision, Hurricane Hill Road, Tax Map L-25-1. Pam Mamacos of Cuoco and Cormier Surveying is presenting.**

The applicant is present.  
Abutters present: None

The 20 acre parcel will be subdivided into two lots. It is treated as a major subdivision because it subdivides a parcel that has been subdivided previously in the past five years.

Previously, this property was subject to remediation by order of the Hillsborough County Superior Court. On February 16, 2007, the state Dept. of Environmental Services reviewed the monitoring reports and found the deficiencies noted in the restoration Plan Approval to have been corrected.

The Fire Chief found the existing water pond and hydrant to be in working order. Previously, there had been an issue with the depth of the pond and the functioning of the hydrant. These have been addressed.

The plat presents an Easement A for "slope, drainage and access easement on lot 25-6, benefitting lot 25-1." Lot 25-1 already has sufficient frontage on Hurricane Hill Rd, this easement is to benefit future development of that lot. The board will not accept an easement benefitting a future subdivision, and requests that the access provision be removed from Easement A. The surveyor will remove Easement A altogether.

There is an existing driveway that crosses from one lot to the other. It is not easy to see on the plat. The plat need to show it more clearly, and state that the driveway is to be abandoned. The two proposed lots have their own driveways.

One of the 4000 sq. ft. septic areas is triangular, not rectangular. It is usually shown as a rectangle, but here the shape is constrained by the septic setbacks to the property boundary and the well protection radius.

Is there a septic area on the abutting Bird lot that should be shown?

Because it is being treated as a major subdivision, impact reports can be requested. Liz Fletcher of the Conservation Commission is present, and says the CC would like to review it.

The board requests a 15% open space easement.

Needed:

- Granite bounds to be set along Hurricane Hill, iron pins to be set in back corners.

Dotsie makes a motion to declare this a Completed Application. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to open this hearing. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to continue this hearing until January 2, 2008 at 8:00 pm. Joe seconds. Vote – aye, unanimously.

[pmamacos@cuocoandcormier.com]

**07-12 Martin Ruggiero, Site Plan Review, Churchill Rd/NH Route 124, Lot J-69-1. Marty Ruggiero presenting.**

ZBA has granted a special exception for this Garage and Maintenance Facility, dependent upon site plan approval needed from the planning board. The special exception was granted in February, 2008. It will expire on December 7, 2007. The PB does not have a copy of the ZBA decision. Tonight we will go down the checklist to determine what Marty needs.

From Marty's notes, the ZBA has some "areas of concern":

- Site plan approval needed from the planning board
- Impact on wetlands
- Determination by PB that a sufficient paved area is provided (parking?)
- Adequate screening from Churchill Road
- Human waste disposal
- Inside containment of hazardous waste disposal

The ZBA has not sent us a report of their decision, or findings if they have not come to a decision. The applicant did not receive one either, and is working from notes his attorney.

Need to know if a septic system is needed on site, or if an adjoining site can be used.

Need to know snow removal plan.

Impact reports: Fire – no comment. Police – no comment.

Mark makes a motion to continue this hearing until January 2, 2008 at 8:30 pm. Joe seconds. Vote – aye, unanimously.

**07-13 Marsha Foster Revocable Trust, 3 Lot Subdivision, Mitchell Hill Road, Tax Map B-14-1. Randy Haight presenting.**

Marsha Foster is present.

Abutters present: Liz Fletcher representing the Conservation Commission, which is an abutter.

A acre parcel is being subdivided into two 5 acre lots and a 17 acre lot.

Plat:

- Need open space easement. The applicant suggests preserving the wetland, with a buffer around it. Note 11 should describe the parcel.
- Needs use of abutting properties.
- Add a note clarifying the status of the "Old Hwy" on the abutting property, using the note from reference plan 1 (Jones Crossing).
- Soils legend should match soils shown on map.

Impact reports: Fire – no comment. Road agent – no comment. Conservation commission – no comment.

Mark makes a motion to declare this a Completed Application. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to open this hearing. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to continue this hearing until January 2, 2008 at 9:00 pm. Joe seconds. Vote – aye, unanimously.

**07-14 Cynthia Hajjar, Lot Line Adjustment, Barret Hill Road and Fitchburg Road, Tax Map J-36 and J-40. Mike Plouff from Meridian presenting.**

Abutters present: John Rakebrandt

Lot J-26 was 21.5 acres, will be 3.33 acres

Lot J-40 was 15 acres, adding 18 acres to get 33.186 acres

Plat:

- Needs state subdivision approval for lot J-26, because it is being shrunk to less than 5 acres
- Fees are paid

Mark makes a motion to declare this a Completed Application. Joe seconds. Vote – aye, unanimously.

Mark makes a motion to open this hearing. Joe seconds. Vote – aye, unanimously.

Dotsie makes a motion to waive the depiction of the well protection radius for Lot J-40. Joe seconds. Vote – aye, unanimously.

John Rakebrandt asks about surveying flags that he claims are on his property. There is discussion between the applicant and Mr. Rakebrandt. The board determines that the boundary in question is far from the lot line adjustment, and can be decided independently.

Conditions:

- Needs state subdivision approval for lot J-26, because it is being shrunk to less than 5 acres

Mark makes a motion to approve the lot line adjustment subject to receiving state subdivision approval.

Mark makes a motion to grant conditional approval to this application. Joe seconds. Vote: Joe – approve, Dotsie – approve, Linda – approve, Mark – approve. The application is conditionally approved.

**Adjourn:** Joe makes a motion to adjourn. Mark seconds. Meeting is adjourned at 12:15.