



## Mason Planning Board

**May 31, 2017**

Approved

### **Attending**

Mark McDonald (Chair), Dotsie Millbrandt (Vice Chair), Louise Lavoie (Ex-O), Eric Anderson, Scott MacGarvey (Alt), Stephen Meno (NRPC)

### **Absent**

Pam Lassen (on leave), Lisa Senus (Alt), Lee Siegmann (Alt)

### **Call to order**

7:40 PM

### **Next Meeting**

June 28, 2017

Chairman tonight: Mark McDonald

Voting members tonight: Louise, Mark, Dotsie, Eric and Scott

---

## **Regular/Old Business**

### **Minutes**

The board voted to approve the minutes of April 26, 2017, correcting the list of absent board members.

### **Correspondence**

The board reviewed the recent correspondence, which included invoices from NRPC for March.

### **Application 16-02**

The only outstanding condition is payment of all fees. Remaining fees \$1815.50, including attorney fees. The conditions are to be met by May 31, 2017, which is today. The driveway construction and maintenance easement needs to be printed, signed and

notarized. Marty Ruggiero signed the easement and Town Clerk Deb Morrison notarized it. Mark signed the plat.

---

## **New/Continuing Hearings**

### **Application 17-01**

Martin Ruggiero, 20 Bell Lane, Mason, NH 03048. An application for acceptance and approval of the site plan of Map J Lot 69-1, 96 Old Turnpike Road, near the intersection of Churchill Road, Mason NH (totaling 26.534 acres) to expand business of the Driving Range to include hosting concerts and other events.

Representing applicant: None

Abutters: None

Original 65 day time period to act on an application expired on April 28. The Selectmen granted a 90 day extension. Town Attorney Bill Drescher, per RSA 676:4 I(f), sent correspondence to the Board of Selectmen indicating they only have the authority to grant one 90 day extension, which will expire on July 28.

The planning board still needs to continue the hearing, or the applicant will have to pay all the fees again.

Mark made a motion to continue the hearing to June 28 at 7:45 pm. Scott seconded. All voted in favor.

### **Application 17-02**

Sandra J. Lehtonen, 20 Bell Lane LLC, of 586 Turnpike Road, New Ipswich, NH 03071, to subdivide Map J Lot 11-1, located at 20 Bell Lane (intersection of Bell Lane, Seven Star Lane, and Old Turnpike Road), Mason NH (totaling 70.61 acres) into 2 parcels. The result will be 2 Lots, the first lot J-11-1 with 66.60 acres, and the second parcel with 4.009 acres.

Applicant: Sandy Lehtonen is present. Also Ken Lehtonen.

Plan engineer: Rob Degan of Monadnock Survey

Abutters: Michael Sadowski

Parties of standing:

Barbara DeVore, Conservation Commission

Connie LaCasse, ZBA Clerk

Verified abutters were notified.

Verified that all fees accrued so far have been paid.

The application proposes to subdivide lot J-11-1 into two lots, the existing lot and a new lot J-11-5. Lot J-11-5 contains the existing residence, well, septic and a shed.

The plan has changed since presented on 4/26. It no longer needs a variance to meet the 350' frontage requirement. 250' of frontage is on State Highway 31. 100' is on the Class V portion of Bell Lane.

Review of plan against checklist:

- Remove the Vice Chair line from the PB approval box.

- Update plat to show recent subdivision of adjacent lot J-11.
- Update to show all frontage on page 1.
- Add note to page 1 giving lot acreage and size in sq ft of J-11-5.
- Show 2-ft contours over all the part of J-11-1 that abut Bell Lane.
- Lot J-11-5 shows a shed within the setback for the proposed boundary line. Applicant says it will be removed.
- Need receipt of State Subdivision Approval for J-11-5.
- Conservation Commission provided comments on the previous plan, but wants to review the new plan.
- Subdivision Regulations allow the PB to establish a conservation easement on up to 15% of a property being subdivided. During the subdivision hearing of adjacent lot J-11 (Application 16-02, December 2016), the Conservation Commission expressed interest in establishing a conservation easement to cover the headwaters of the Squannacook River, which is on lot J-11-1, at a future time when lot J-11-1 was subdivided. That time is now.
- No review comments received from Road Agent or Fire Dept.
- Need driveway approval from Mason Road Agent.

The proposed driveway is 170' from the Class V portion, on the Class VI portion. The board notes this is a concern. Requests comment from the Road Agent.

Driveway could be put on the Class V portion, though it will be longer and will have an incline.

Eric made a motion to accept Application 17-02 as Complete. Scott seconded. Vote: Louise - aye, Mark - aye, Dotsie - aye, Eric - aye and Scott - aye.

Dotsie makes motion that this proposal is not a Development of Regional Impact.

Opened for public comment. Public wants to know if there will be public comment at the continued meeting. Board says yes.

Mark made a motion to continue the hearing to 8 pm on June 28, 2017. Louise seconded. Vote: All in favor.

---

## **Other Business**

Mason's Hazard Mitigation Plan has expired. Town residents are not eligible for floodplain insurance while it is expired. NRPC has grant funds to cover the work for updating this. Referred to selectmen - not a planning board responsibility.

---

## **Adjourn**

Mark made a motion to adjourn. Dotsie seconded. Motion carried unanimously. Meeting adjourned at 10:15 PM.