



Mason Planning Board

November 29, 2017

Approved

Attending

Dotsie Millbrandt (Vice Chair), Louise Lavoie (Ex-O), Scott MacGarvey, Lee Siegmann, Kerri Baldi, Cassie Mullen (NRPC)

Absent

Pam Lassen (on leave), Eric Anderson (resigning), Cassie Mullen

Call to order

7:45 PM

Next Meeting

December 20, 2017. Note this is a week earlier than usual due to the holidays.

Chairman tonight: Scott MacGarvey

Voting members tonight: Louise, Lee, Dotsie, Scott, Kerri

Election of Chairman

Eric Anderson is resigning from the Planning Board because he has moved out of town. Dotsie nominated Scott MacGarvey for chairman. Louise seconded. All voted in favor.

Regular/Old Business

Member Search

Dane Rota is attending the meeting to see what our meetings are like.

Alternate member Lisa Sensus has not attended a meeting in many months. Her term expires in March. The board agrees to no longer send minutes to her but take no other action.

Minutes

The board voted to approve the minutes of October 25, 2017.

Correspondence

The board reviewed the recent correspondence.

New/Continuing Hearings

Voluntary Lot Merger

The board reviewed a new form for voluntary lot mergers that reflects recent state RSA changes. Should we put a place for the hearing number on the form? No, but we need some way to track them. Scott makes motion to adopt, Kerri seconded. All voted in favor. Board member signed a Certificate of Adoption.

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: Derek Matthew

The Hillsborough County Superior Court has decided in favor of the Town of Mason in the lawsuit brought by several abutters to Marty's Driving Range against the ZBA. The period to appeal the decision will expire on December 2.

Scott made a motion to continue the hearing to December 20, 2017 at 8:00 PM.

Lee seconded.

All voted in favor.

Application 17-03

Robert T. Dillberger, 1030 Townsend road, Mason NH 03048, to subdivide Tax Map L Lot 38, located at 1030 Townsend Road (intersection of Townsend Road and Morse Road), Mason NH (totaling 24.615 acres) into 3 parcels. The result will be 3 Lots, L-38 with 15.707 acres, Lot L-38-1 with 4.115 acres and Lot L -8-2 with 4.753 acres.

Abutters: None

A check for \$478.00 is included.

Chris Guida, wetland scientist, and soil scientist, for Fieldstone presented the plan.

Board reviewed the application checklist. Comments:

- Remove secretary from Approval block.
- Need state Approval for Subdivision for L 38-1 and L 38-2.
- Road Agent responded, looked at proposed driveway cut locations, no problem. The portion of his report concerning the Dillberger subdivision is as follows:

I also checked the proposed driveway locations on the Dillberger subdivision plans and found them to be the best options for driving line of sight for both proposed new lots.
Feel free to contact me if you have more questions.

- No comment received from Fire or Police.
- Lot L-38 width drops to 85% of the frontage. Board should discuss a waiver.
- Request a box that will contain the HRCRD number when filed.

Dotsie made a motion to accept the application as complete, Kerri seconded. All voted in favor.

Dotsie made a motion to state the application does not have regional impact. Louise seconded. All voted in favor.

From NRPC comments on the plan:

- Add HDPE drainage pipes to legend.
- Clarify existing driveway.
- Remove trails from plat, adds confusion.

The hearing was opened for public comment. None received.

Dotsie made a motion to waive subdivision requirement 5.06 that lot width must be at least 90% of frontage through to the building site. The narrowest point is 85%. Scott seconds. All in favor.

Dotsie made a motion to waive requirement 4.03.3.a.xi for topo lines, which are not shown on the remote portion of lot L-38. This lot already contains a dwelling and is 15 acres in size. Scott seconded. All voted in favor.

Conditions for approval:

- Remove secretary from Approval block.
- Need state Approval for Subdivision for L 38-1 and L 38-2.
- Request a box that will contain the HCRD number when filed.
- Add HDPE drainage pipes to legend.
- Clarify existing driveway.
- Remove trails from plat.
- All fees paid.

Conditions to be met by February 28, 2018.

Dotsie made a motion to grant this application conditional approval subject to the conditions listed above. Louise seconded. Vote: Louise - aye, Lee - aye, Dotsie - aye, Scott - aye, Kerri - aye.

Other Business

Cassie will review our sign ordinance.

Adjourn

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