



Mason Planning Board

June 24, 2020

Approved

Attending Members

Scott MacGarvey (Chair), Dane Rota, Kate Batcheller, Charlie Moser (Ex-O), Dotsie Millbrandt (Vice Chair), Cassie Mullen (NRPC)

Absent Members

None

Attending Public

Liz Fletcher (Energy Commission), John Moore, Leah Moore, Craig Fifield, John Suiter, Mark Stroms, Stefani Stroms, Darrell Scott

Call to Order

The meeting was called to order at 7:00 PM by Chair Scott MacGarvey.

Next Meeting

Next meeting: July 29, 2020 at 7 pm at the **Mason Town Hall** if we have hearings, or a virtual meeting on Zoom if not. (Note: At the end of tonight's meeting, we found we needed to schedule a public hearing for July, so the next meeting will occur at the town hall.)

Voting Members Tonight

Voting members tonight: Scott MacGarvey, Dane Rota, Charlie Moser, Dotsie Millbrandt, Kate Batcheller.

Regular/Old Business

Minutes

The Board read the minutes of May 27, 2020 and approved the minutes as submitted. Vote: All in favor.

Correspondence

None

New/Continuing Hearings

MAS 20-01 Craig W. Fifield, 54 Kirkland Drive, Stowe MA.

Application to subdivide Tax Map D Lot 38 (38.8 acres) located on the corner of Old County Road, Sand Pit Road, and Black Brook Road. Mr. Fifield is a Trustee of the Charles W. Fifield II Revocable Trust.

This lot is located in the GRAF district and lies outside of the 100-year flood boundary. There is a conservation easement in the northern portion of the lot. The subdivision would result in 2 lots, Lot D-38 (26.7 acres) containing all of the conservation easement, and Lot D-38-1 (12.1 acres). Lot D-38-1 will be serviced by an onsite septic system and well.

Abutters: John and Leah Moore, Mark and Stefani Stoms, Darrell Scott

Applicant Craig Fifield is present, Randy Haight is presenting the plan.

2/3 of lot is currently in conservation easement – 26.7 acres held by the town. The easement was created in 2004, surveyed at lower precision of 1:300. The applicant wishes to subdivide the lot to separate the non-easement portion from the land under easement.

Checklist discussion:

- Asking for waiver of survey precision of 1:500'. The 1:300' was surveyed in 2004. All other subdivision requirements were met in the 2004 survey.
- Granite bound needed on northeast corner of D-38-1
- Proposed driveway location needs to be shown on D-38-1
- State subdivision approval is not required for lots over 5 acres.
- Note 6 is not up to date with the current GRAF lot minimum size and frontage.

Scott made a motion to declare the application complete, Kate seconded. Vote: All in favor.

Scott made a motion declaring this application does not have regional impact. Charlie seconded. Vote: All in favor.

Hearing opened.

Liz presented Conservation Commission input. Also CC notified the LCHIP people, they are okay with it. The Road Agent submitted to NRPC indicating he had no issues with it.

Public comment:

Marc Stroms – concerned about water flow rate into his well. Currently 3 gal/minute. Driveway placement – can it be not opposite his at D-11-11. PB answered that subdivision regulations say driveways can't be opposite each other. Scott asked Cassie if there's any way we can address the issue of sufficient water for wells? Cassie said there's not much we can do at this time.

John Moore asked about approval procedure.

Hearing closed for public comment.

The applicant requested a waiver for Section 4.03.3.a.iv – Survey precision of 1:500. The applicant had a survey performed in 2004 at a precision of 1:300 to define the Fifield Tree Farm Conservation Easement. The applicant felt that surveying the large parcel at a higher precision would cause unnecessary hardship and would not benefit the public, since the purpose of the subdivision was to separate the two existing uses within the lot.

Scott made motion to approve the waiver. Charlie second. Vote: Scott - aye, Dane - aye, Kate - aye, Charlie Moser - aye, Dotsie - aye. Motion carried, waiver is granted.

Scott made motion to grant conditional approval subject to the following conditions:

- Proposed driveway location for D-38-1 needs to be shown on the plat
- Note 6 is not up to date with the current GRAF lot minimum size and frontage
- Granite bound to be set on the northeast corner of D-38-1

Kate second. Vote: Scott - aye, Dane - aye, Kate - aye, Charlie Moser - aye, Dotsie - aye. Conditional approval for application MAS 20-01 is granted.

Randy will meet with Scott for final approval and mylar signoff when the conditions are met.

Other Business

Members

Board talked to John Suiter who wishes to become an alternate on the Planning Board. Scott made a motion that we nominate him to the selectmen for appointment to the board as an alternate. Dane seconded. Vote: Scott - aye, Dane - aye, Kate - aye, Dotsie - aye, Charlie Moser - abstain.

Master Plan

The board discussed the Conservation chapter and the Energy chapter. Almost ready, need to contact Conservation Commission and Energy Commission and ask them to tighten up the Recommendations section to practical and achievable goals. Cassie requested that they edit her formatted document, so she doesn't have to format again. The Housing and Population chapter is nearly complete now, too.

Trees on Scenic Road

Last fall the board held a public hearing to discuss removal of two trees on Jackson Road, a road designated as a scenic road (RSA 231:158) by town vote long ago. Removal was requested by Eversource. Scenic roads require a public hearing before trees can be removed. At the hearing, neither the landowners nor the public had any objection and the board approved the removal.

The tree removal did not happen. Now Eversource wants to remove 24 trees. A new hearing will be needed. We will schedule it for July.

Action Items

Keeping a running checklist of changes the board should make to the subdivision regulations and application checklist at some future time:

- The HCRD block is no longer required by Registry of Deeds
- Hillsborough Country Conservation Service no longer certifies soils on survey plats

Adjourn

Charlie made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 8:56 pm.