



Mason Planning Board

August 26, 2020

Approved

Attending Members

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

Absent Members

None

Attending Public

Arnold McNamara, Nancy McNamara, Lacey Stickney, Jennifer Wallace, Jeff Parker, Jim Tucker, Liz Fletcher, Dave Morrison, Connie Lacasse

Call to Order

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

Next Meeting

September 30, 2020

Voting Members Tonight

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

Regular/Old Business

Minutes

The Board read the minutes of July 29, 2020 and approved the minutes as submitted. Vote: All in favor.

Correspondence

None

New/Continuing Hearings

Preliminary Consultation: Reed Proctor, Churchill Road.

Jed Paquin, Paquin Land Surveying PLLC

Darrell Murto, builder, friend of Reed Proctor

Discussed plans for a making a 4 lot subdivision from lots J-60 and J-85

MAS 20-02: Brendan Kilcoyne and Timothy O'Toole

Application to subdivide lot H-5 (203.75 acres) with frontage on Brookline Road. The result will be four lots, lot H-5 (50.29 acres), lot H-5-1 (50.74 acres), lot H-5-2 (50.52 acres), and lot H-5-3 (50.43 acres). All lots will be serviced by a new road, underground utilities, onsite septic, and individual wells. Lot H-5 is located in the GRAF district and lies outside of the 100-year floodplain.

Abutters present: Arnold McNamara, Nancy McNamara, Lacey Stickney, Jennifer Wallace, Jeff Parker, Jim Tucker

Other attendees of standing: Liz Fletcher for the Conservation Commission and Dave Morrison, Road Agent

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

The board confirmed that hearing notifications were sent to all abutters and licensed professionals who endorsed the plan.

Randy Haight of Meridian Land Services presented the plan.

Owners Tim O'Toole and Brendan Kilcoyne were present. (Letter of authorization not needed.)

4 lots will be created from Lot H-5, which has 203.75 acres. A waiver will be needed for the driveway. The subdivision regulations stipulate a maximum length of 1000'. A waiver was requested for this 1245' driveway.

In a letter from the fire chief, Chief Greenwood said the reason for 1000 ft maximum was the length of hose owned by the fire department. This plan has a fire pond situated along the proposed road 475' in from Brookline Rd.

This plan will require an Alteration of Terrain (AoT) permit from NHDDes.

The Road Agent and Fire Chief sent review comments for this proposal. The Conservation Commission will review the proposal at their next meeting. No comments were received from the Police Chief.

A common driveway off the proposed road will serve lots H-5-1 and H-5-2. It has a 5.15 percent slope.

Dotsie made a motion to declare this application substantially complete. Scott seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

Dotsie made a motion to declare this application does not have regional impact. Scott seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

Dave Morrison, Road Agent, had a couple of questions for Randy regarding the slope of the road. Randy answered his question. Until the town accepts the road, the subdivider is responsible for the road.

Liz commented that the designed conservation easement was well designed. She said it was good that the riparian buffer was shown around the brooks.

The chair opened the hearing for public comment.

Arnold McNamara (abutter) - What is the effect of the fire pond on Withee Brook? Randy - No outlet to brook, overflow goes to drainage treatment swales and a detention basin.

Connie Lacasse asked questions about the common driveway easement. The board will ask the applicant to work with the town attorney on drafting a driveway easement.

Jeff Parker (abutter) voiced his approval of the plan.

Lacey Stickney (abutter) - If houses are on the ridge, what protects abutting properties from septic runoff? Randy described the septic setbacks.

Jennifer Wallace (abutter) - is the conservation area near Withee Brook? Randy answered no, it's near Gould Mill Brook. Randy showed her the area on the locus map, showing how Gould Mill Brook flows into Withee Brook and showed her the location of the conservation easement.

Public hearing closed.

The board would like to have the road designed reviewed by a professional engineer. Dennis Labombard used to review plans for Brookline. Charlie will ask him to review the road design and stormwater management plans. He may have retired from reviewing town plans, but is still reviewing structural plans.

The applicant requested a waiver for subdivision regulation 5.08.10, which limits the length of a no-outlet road to 1000 feet. The applicant had met with the Road Agent and Fire Chief to review the road design. They made suggestions which were incorporated in the design. Both the Road Agent and Fire Chief submitted comments indicating that had no problem with the final design.

Dotsie made a motion to grant a waiver to subdivision regulation 5.08.10. Charlie seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye. Waiver is granted.

Bonding is required per subdivision regs. Ask the own engineer for an appropriate amount. It should cover the cost of completing the road if subdivider doesn't.

Scott made a motion to continue hearing MAS 20-02 to September 30 at 7:10 in the Town Hall. Dotsie seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

Other Business

Master Plan

Publish the MP on the website. Put an executive summary of the bullet points at the beginning. Hold a public session to discuss the master plan.

Dotsie to review the completed document.

Public session could have charts, maps to present to public.

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
 - Update Payments chart
 - Cul-de-sac instead of hammerhead turnaround
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Adjourn

Scott made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 9:27 pm.