



## **Mason Planning Board**

**September 30, 2020**

Approved

### **Attending Members**

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

### **Absent Members**

John Suiter (Alternate)

### **Attending Public**

Shirley Chodin, Liz Fletcher

### **Call to Order**

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

### **Next Regular Meeting**

October 28, 2020

### **Voting Members Tonight**

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

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### **Regular/Old Business**

### **Minutes**

The Board read the minutes of August 26, 2020 and approved the minutes as submitted.  
Vote: All in favor.

### **Correspondence**

None

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## **New/Continuing Hearings**

### **MAS 20-03: Dr. Roberto Pineda and Shirley Chodin**

A voluntary lot merger to combine lot F-11-5 on Old County Road with lot F-10 on Starch Mill Road. Dr. Pineda is the owner of both plots. Shirley Chodin has power of attorney (her name is pronounced hoo-deen). The power of attorney should be filed with the voluntary lot merger.

Abutters present: None

Scott made a motion to grant approval to this voluntary lot merger. Dane seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

### **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.

Brendan and Timothy are present.

Abutters present: None

Other attendees of standing: Liz Fletcher for the Conservation Commission

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

There is an additional conservation easement to protect the area where the conservation commission found some unusual plants. This easement is in H-5-1.

CC report is very positive about the conservation measures planned by the applicants. CC found sundew plants, cardinal flowers, turtlehead flowers. CC suggests widening stone area around culvert. Applicants have updated their plans to include these suggestions.

Driveway easement has been updated to reflect Atty. Drescher's review comments.

Randy went through the 17 road review comments submitted by town engineer Michael Vignale. The revised drawings will go back to him for confirmation.

The applicant would like to begin clearing trees for the road before winter sets in. The board thinks the road plan, while not complete, is sufficient to allow this to proceed. Dane made a motion saying the board is okay with this. Scott seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

Scott made a motion to continue hearing MAS 20-02 to October 28 at 7:10 in the Town Hall. Dotsie seconded. Vote: Scott - aye, Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye.

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## **Other Business**

Selectmen want us to cut our budget by 3% from last year. Scott suggests reducing our training budget and our supplies budget. NHMA is having a fall conference, but the flyer contained nothing about its contents.

## **Master Plan**

The board has reviewed the full draft.

Special hearing Wednesday, October 21, 7 pm, town hall, masks and social distancing required.

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.

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## **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**

Dane made a motion to adjourn. Scott seconded. Motion carried unanimously. Meeting adjourned at 8:22 pm.