



Mason Planning Board

October 28, 2020

Approved

Attending Members

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

Absent Members

Scott MacGarvey (Chair)

Attending Public

Michele Siegmann, Bob Kilmer, Fred Greenwood, James Crawford

Call to Order

The meeting was called to order at 7:04 PM by Vice Chair Dotsie Millbrandt

Next Meeting

November 18, 2020 - a week early due to the Thanksgiving holiday

Voting Members Tonight

Voting members tonight: Dane Rota, Dotsie Millbrandt, Kate Batcheller, Charlie Moser, John Suiter

Regular/Old Business

Minutes

The Board read the minutes of September 30, 2020 and approved the minutes as submitted. Vote: All in favor. The Board read the minutes of October 21, 2020 and approved the minutes as submitted. Vote: All in favor.

Correspondence

None

New/Continuing Hearings

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. Randy Haight of Meridian is presenting.

Abutters present: None. Other attendees of standing: Fred Greenwood, fire chief.

Voting members: Dane Rota, Dotsie Millbrandt, Kate Batcheller, Charlie Moser, John Suiter

New this month is a composite plan, one view with topos and one without. Town Engineer Michael Vignale reviewed the changes made on this revised plat. The applicant will be submitting updated plans for AoT (Alteration of Terrain). Dredge and Fill – DES returned application as incomplete – typo on check. Resubmitted with new check.

Reviewing the applicant's proposed Subdivision of Land Development, the board made the following observations:

- Mason wants its own choice of inspection engineer
- Mason wants bonding as a condition of subdivision approval. The town planning ordinance does not allow creation of lots without frontage on a Class V or better roadway. Since the road won't be built until after subdivision, a bond must be posted sufficient to cover the cost of road construction should the applicant fail to complete.
- Section I – first paragraph is unclear
- Section I – second paragraph – the board would like list of town engineer inspection points
- Section IV paragraph 1 – board needs clarity about the stages of construction for road including storewater basin, swales, culverts, all the details as shown on the plan
- Criteria for Active and Substantial development – Road construction up to and across Withee Brook
- Section IV paragraph 3 – Bonding – needs to detail the improvements, including the engineered driveway
- Page 3 – The board states the road must be construction according to all town specifications, including top course, before the Board of Selectmen will consider accepting the road

- The Agreement should state that road inspections performed by the Town Engineer will be at the applicant's expense
- Section VI - What are the criteria for Substantial Completion? The warranty period begins after Substantial Completion. Example: Complete base course, wait one year, complete final course, then two-year warranty begins.
- Overall summary of board comments: The Agreement should contain clearer definitions of the stages of work, the inspection points or other milestones, the criteria for Active and Substantial development, and the criteria for Substantial Completion.

Fred Greenwood, Mason Fire Chief, wants street numbers visible for each house during construction, in case an emergency vehicle is called. Brookline assigns street numbers on the plan - asks their Emergency manager. Previously, Mason has waited until there is a road. We could ask the building inspector to assign the street number when the lot owner applies for a building permit, or when Road Agent issues a driveway permit. Also the Colin Road sign should be installed.

The RSA-mandated 65-day time limit for the board to reach a decision is expiring. Applicant gives the board permission to work for another 65 days.

Dotsie made a motion to continue hearing MAS 20-02 to November 18 at 7:10 in the Town Hall. Dane seconded. Vote: Dane - aye, Dotsie - aye, Kate - aye, Charlie - aye, John - aye.

Preliminary Consultation

Martin Ruggiero is seeking an amendment to a site plan. Bob Kilmer of Sanford Surveying gave the board a brief overview of the plan.

Other Business

None

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

Adjourn

Dotsie made a motion to adjourn. John seconded. Motion carried unanimously. Meeting adjourned at 8:39 pm.