



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Date: November 17, 2021
Location: Mason Town Hall
Minutes: Approved

Call to Order

The meeting was called to order at 7:04 PM by Dane Rota.

Attending Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), Mason Twombly (NRPC)

Absent Members

John Suiter, Katie Boot, Cynthia Donovan, Gerry Anderson

Attending Public

Liz Fletcher, Martha Ward, Tom Mitchell, Jon and Nancy Bryan

Voting Members Tonight

Charlie Moser, Dane Rota, Dotsie Millbrandt

Minutes

The Board read the minutes of October 27, 2021. Amend minutes to state: Charlie not only recused himself from the MAS 21-03 hearing but also left the room. Amend minutes to state that no abutters were present for the hearing.

Vote: All in favor as amended.

Communications to the Board

Scenic Road

Eversource indicates they wish to remove some trees from Darling Hill Road. This will require a future hearing as it is a scenic road.

B&B Info Request

The board received an inquiry about using a property for a B&B. Our ordinance doesn't define a B&B. We should look into this.

New/Continuing Hearings

Wetlands Buffer Ordinance Update

Second hearing on Wetlands amendment. This is an amendment to the existing Wetlands Ordinance, Article XVI of the Planning Ordinance. The amendment will establish a 50' protective buffer around wetlands and year-round streams.

Bob Larochelle for the Conservation Commission. "I'd like to call the wetlands buffer a 'comfort zone'. It's protecting you and your neighbor from what's happening on other lands."

Chuck Anderson - Whatever map is in the town clerk's office is the official one. Only perennial streams and wetlands > 3000 sq ft. are shown in Bob's map.

Liz Fletcher - Seasonal streams are not to be included, but the amendment doesn't say this. Surface Waters. Not intended to include seasonal streams. Work on it.

Jon Bryan - If someone reports a violation, what happens with enforcement? Brought up items from CC fact sheet and CC Plan - swales and invasive species and mosquitoes.

Dane - Education, voluntary compliance are in the master plan. But the ordinance puts some enforcement into the goals of the MP.

Charlie - Over the years, the CC has done a good deal of presentations on conservation issues.

Tom Mitchell - Sent out letter to townspeople against it. Are people really educated about this issues? Do people really understand the ordinance?

Charlie - The takings argument is bogus. 110 towns have this type of ordinance, and in no town has there been a successful lawsuit.

Nancy Bryan - Gave her timeslot to Jon who continued talking about takings.

MAS 21-04 Garside Family Trust

An application by the Garside Family Trust to subdivide lot F-36-1. The result will be two lots F-36-1-1 (9.04 acres) and lot F-36-1-2 (4.14 acres). The existing home on proposed lot F-36-1-1 has onsite septic and an individual well.

Proposed lot F-36-1-2 will be serviced by onsite septic and individual wells. Both lots would have frontage on Brookline Road, are in the GRAF district, and lie outside of the 100-year floodplain.

Owners present: Laura Garside and Keith Garside for the Garside Family Trust

Presenting: Nick Loring for Benchmark Engineering, Inc.

Abutters: None

Checklist: Missing the Statement about the Mason Ordinance

Scale of locus map missing, but the map clearly shows the location of the property.

Need test pit data shown on planning.

Existing well protection radius and existing septic area for lot 36-1-1 are not shown on the plat.

Revised driveway location, per advice from Dave Morrison, road agent.

2 waiver requests

Dotsie: made motion to accept the application as complete

Dane: seconded

All in favor: Dane, Dotsie. Opposed: Charlie

Preliminary Consultation

Joe Correia, Tim Anderson

Other Business

Action Items

Adjourn

Dotsie made a motion to adjourn. Dane seconded. Motion carried unanimously. Meeting adjourned at 9:30 pm.