



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Date: December 29, 2021
Location: Mason Town Hall
Minutes: Approved

Call to Order

The meeting was called to order at 7:00 PM by Dane Rota.

Attending Members

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

Absent Members

Katie Boots, Cynthia Donovan

Attending Public

Dave Morrison, Pat Letourneau, Nancy and Jon Bryan, Judy Anderson, Liz Fletcher

Voting Members Tonight

Charlie Moser, Dane Rota, Dotsie Millbrandt, John Suiter, Gerry Anderson

Minutes

The Board read the minutes of November 17, 2021. The November minutes should be amended in the section approving the October minutes, as follows. "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

None.

New/Continuing Hearings

Scenic Road Tree Removal

Eversource wants to remove some trees from Darling Hill Road. This requires a hearing as it is a scenic road. Dave Morrison, road agent, stated that each tree to be removed has been marked and permission has been granted by each affected landowner.

Discussion ensued about whether due diligence has been performed. There is a full list of the trees, their locations, names of property owners and photographs of each tree. Consensus is that this is sufficient.

Dotsie made a motion to approve the tree cutting on Darling Hill Rd as denoted in the road agent's documentation. John seconded. All voted in favor.

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: No. A letter of authorization appointing Nick Loring as a representative has been submitted to the board.

Presenting: Nick Loring for Benchmark Engineering, Inc.

Abutters: None

Items brought up in the first hearing have been addressed.

Applicant has worked with the road agent to change the driveway location.

In the first hearing, Nick indicated the applicant would be asking for two waivers. It has been determined that they are no longer necessary.

Open for public comment. No comments received. Public comment closed.

John made a motion to approve application MAS 21-04. Charlie seconded.

Vote: Dotsie - aye, Charlie - aye, Dane - aye. John was not present for the first hearing and so was not asked to vote.

Application MAS 21-04 is approved.

Wetlands Buffer Ordinance Update

Third 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.

Nancy Bryan - Questions our reference to the Master Plan survey question where respondents indicate they wish to conserve undeveloped lands and wildlife habitat. When she filled out the survey, she had no intention of being in favor of something that intruded on her property use. Who would be the enforcement agent for surveillance? Municipalities are allowed to use drones for surveillance. Can text be added to prohibit use of drones for surveillance of wetland buffers?

Charlie - Town has no right to enter property unless it has a warrant.

Jon Bryan - Swales are an inverse taking of our property and breed mosquitoes. Has the town budgeted for taking property? Mosquito control?

Charlie - The town is not taking property and thus there is not a budget for that. DES is in charge of mosquito control.

Pat Letourneau - Can domestic animals go to ponds for drinking? PB answer: Yes. Can one build a cabana near a pond? Boat rack? Dock?

Charlie - The amendment prohibits buildings, not all structures. Our zoning ordinance defines structures more broadly than buildings.

Judy Anderson - If a building permit is not needed for a building under 200 sq. ft, is it subject to this?

Charlie - Structures/buildings have to meet zoning requirements even if they don't need a permit.

The public hearing was closed.

Other Business

CIP Update

Nothing at this time

Application Automation and Document Storage

Dane has found two vendors willing to work with us. He'd like to have more board members be included in discussions to determine what they can do for us. But RSA 91-A Right-to-know prohibits any board interactions without the public being able to participate.

Judy Anderson suggests we make our applications into Interactive PDFs that applicants can fill out and submit online. She has extensive experience with these processes. Maybe she can help us.

Action Items

In the next iteration of updates to our application forms, we could add text allowing people

to use interactive forms if available. They would not be required to use interactive forms.

Adjourn

Dane made a motion to adjourn. Charlie seconded. Motion carried unanimously. Meeting adjourned at 8:35 pm.