



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, March 30, 2022

Location: Mason Town Hall

Minutes: Approved

Call to Order

The meeting was called to order at 7:01 PM by Dane Rota.

Roll Call

Attending Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), Jay Minkarah (NRPC), Jerry Anderson, Katie Boots (Alt.)

The next regular meeting is April 27, 2022.

Absent Members

Cynthia Donovan

Voting Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), Jerry Anderson, Katie Boots (Alt.)

Minutes of Previous Meeting

The board read the minutes of February 23, 2022. Noted to add abutter Bruce Mann to list of abutters.

Charlie made a motion to approve minutes from February 23, 2022. Dane seconded the motion. Dotsie, Jerry, and Katie approved. Motion passed.

Communication to the Board

Letter from Ryan Hayward to the planning board in meeting agenda packet regarding the public hearing MAS 22-01.

Public Hearings

MAS 22-01 Continuation:

An application by BLC Holdings, LLC, for a lot line adjustment between lot E-31 and lot E-36-3 to convey a 2.407-acre portion of lot E-31 to lot E-36-3 and a .962-acre portion of lot E-36-3 to lot E-31. Lot E-36-3 would increase from 5.256 acres to 7.065 acres and lot E-31 would decrease to 48.3 acres. Lot E-31 would be subdivided into three lots including proposed lot E-31 (28.725 acres), proposed lot E-31-1

(5.272 acres) and proposed lot E-31-2 (5.060 acres). A .285-acre "Parcel C" would be conveyed to the Town for Scripps Lane and a 7.784-acre conservation "Parcel D" would be conveyed to the Town and consolidated with Town-owned lot G-24. Newly created and reconfigured lots E-31, E-31-1, E-31-2 and E-36-3 would front on a new cul-de-sac street proposed to be built off of Scripps Lane. The lots would be served by on-site septic and individual wells.

Saturday, March 26 Site Walk:

10 am Site Walk at Lot E-31 Scripps Lane, continued from February 23, 2022.

Attendees: Board members: Dane Rota, Dotsie Millbrandt, Katie Boots, Jerry Anderson, Charlie Moser. Town Officials: Kate Batchelder, Bob Larochelle, Liz Fletcher, Roy Lundstedt, Anthony Burns. NRPC: Sheena Duncan, Abutter Bruce Mann, Applicants: Randy Haight, Mr. and Mrs. Mike Emanuel.

Randy conducted briefing of key site features from the intersection of Scripps La to a cul de sac on proposed town road, tentatively known as Twig Lane. Issues discussed included road surface specifications. Requested waivers for road grade and line of sight, conveyance of existing turn around on Scripps Lane to the Town of Mason, drainage plan, proposed conservation easement and alteration of terrain noted in southwest area of proposed Lot E-31. Randy pointed out the existing culvert bridge would need to be expanded to meet town road standards. Prior to the site walk, Charlie received call from Bruce Mann that he was concerned about the 2011 terrain permit not having been completed.

March 30 Meeting:

Board is still waiting for the report from the town Engineer on results of site plan, including waiver requests; should have by next meeting in April. The Conservation Committee conducted onsite review of the Black Gum Trees- Board asked if possible to add Black Gum Tree location to the site plans for future reference. Will review with CC for next month.

Randy stated that the new test pit reports for all four sites was completed and are within the provided plans. Randy also requesting finalized escrow amount be provided to the applicant and asked how to get the road name confirmed- board will advise.

Waivers: Board requesting wait on voting until April's meeting.

Public hearing closed until next meeting on April 27 @ 7PM.

Old Business

CIP Update

No update.

New Business

Election of Officers

Dane nominated Katie Boots to be Secretary Pro Tem. Charlie seconded. Jerry, Dotsie approved. Motion passed.

Dane nominated Dotsie Millbrandt to be Vice-Chairman. Charlie seconded. Jerry, Katie approved. Motion passed.

Dotsie nominated Dane to be Chairman. Charlie seconded. Jerry, Katie approved. Motion passed.

[Review of updates to existing Rules of Procedures for approval](#)

Board members reviewed the recommended changes to the Rules of Procedures. Dotsie made motion to accept the 2022 draft of the Mason Planning Board Rules of Procedures. Katie seconded. Dane, Charlie, Jerry approved. Motion passed.

[Hearings on Subdivision / Site Plans](#)

N/A

[Other Business](#)

[Wetlands Buffer Ordinance Review](#)

Dane will be meeting with the Conservation Committee to discuss the Wetlands Buffer Ordinance. Dotsie mentioned that some of the public comments regarding the Ordinance were that a lot of the requirements within the proposed ordinance were already covered by State regulations. She will compile the list for public knowledge.

[Adjournment](#)

Charlie made a motion to adjourn at 8:34. Dotsie seconded. Motion carried unanimously. Dane, Katie, and Jerry approved. Meeting adjourned at 8:34.