



# Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, April 27, 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), Jerry Anderson, Katie Boots, Antje Skorupan (Alt.)

The next regular meeting is May 25, 2022.

### Absent Members

Cynthia Donovan (Alt.), Jay Minkarah (NRPC)

### Voting Members

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

## Minutes of Previous Meeting

The board read the minutes of March 30, 2022. Updated to remove John Suiter from Absent Member list.

Dane made a motion to approve minutes from March 30, 2022. Charlie seconded the motion. Dotsie, Jerry, and Katie approved. Motion passed.

## Communication to the Board

N/A

## Public Hearings

### Ron Ilomaki for Conceptual Consultation of a potential 5-lot subdivision on lot J-10

Board was presented with three potential concepts for subdividing lot J-10 into five different lots, with a private road.

Board feedback was that the town does not allow private roads to it would have to be public. It was also stated that a variance for a lot with less than 350 feet would have to have Zoning Board (ZBA) approval and no guarantee of being approved. Board asked if a conservation easement for Walker Brook might be granted, similar to what lot J-11-1 provided. A lot line adjustment was also suggested regarding Lot J-10-3 and into Greenville lot 1-3-A).

#### David Eaton for Conceptual consultation on lot F16-4

Was not at meeting. N/A.

#### MAS 22-01 Continuation from March 30, 2022:

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.

Board received feedback from KV Partners LLC, Town Engineer Michael Vignale, regarding the subdivision plan, dated April 19, 2022, and included in Planning Board Meeting agenda package for April 27, 2022. Randy from Meridian Land Services responded to each request and had updated plans as needed from requests.

Engineering feedback included that it would be appropriate for Planning Board to consider requesting offsite improvements, including an improved ditch line to Scripps Lane due to the increase in traffic. Randy responded that they would agree to this.

Need final feedback from Town Engineer / Mike regarding the updates made to the plans before proceeding. Board will work to expedite with Mike and have final approval tentatively for next month's meeting.

#### Waivers:

Charlie made a motion to accept Waiver 1 (grade waiver) as requested. Dotsie seconded. Katie, Dane, Jerry, Dotsie, and Charlie approved. Motion passed.

Charlie made a motion to accept Waiver 2 (100 ft grade as requested. Dotsie seconded. Katie, Dane, Jerry, Dotsie, and Charlie approved. Motion passed.

Hearing to continue on May 25<sup>th</sup> at 7PM.

#### Old Business

N/A

## New Business

### ADU Zoning Update

Dotsie provided background on the current ADU ordinance and where there are gaps or needs for clarification. Board discussed whether we want to proceed with reviewing and possibly amending the existing ordinance. Dotsie will make some recommendations for goals to set and board will review next meeting.

### Chris Jones, candidate for alternate member

Chris introduced himself and expressed interest in becoming an alternate member.

## Hearings on Subdivision / Site Plans

N/A

## Other Business

TBD

## Adjournment

Charlie made a motion to adjourn at 8:56. Dotsie seconded. Motion carried unanimously. Dane, Katie, and Jerry approved. Meeting adjourned at 8:56.