



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, May 25, 2022

Location: Mason Town Hall

Minutes: Approved

Call to Order

The meeting was called to order at 7:02 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.), Chris Jones (Alt.)

The next regular meeting is June 29, 2022.

Absent Members

Cynthia Donovan (Alt.)

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 April 27, 2022.

Charlie made a motion to accept minutes from April 27, 2022. Dotsie seconded the motion. Dane, Jerry, and Katie approved. Motion passed.

Communication to the Board

Dane received communication regarding terrain alteration / logging activity on Lot J-60; referred to the Selectmen for review.

Public Hearings

MAS 22-01 Continuation from April 27, 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 members reviewed correspondence from Mike Vignale, KV Partners LLC, Town Engineer, that all requested comments have been adequately addressed in the updated subdivision plans, which was and has been presented by Randy Haight, of Meridian Land Services. One further comment from Mike was that a 2 foot shoulder must be provided between the travel lanes and guardrail or any other vertical element. Randy Haight, said that it would be included in the plans, he is just waiting for the Design Engineer to finalize the plans.

Charlie made a motion to approve the Scripps Lane subdivision application submitted by BLC Holdings, LLC on the condition that prior to signing the MYLAR, the board is provided with the updated drawings showing the 2' shoulder are on the box culvert, that the board has received an approved Statement of Work or development agreement, the bond amount is set, and that all fees are paid. Dotsie seconded the motion. Jerry, Dotsie, Dane, Charlie, and Katie all approved the motion.

Application 22-01 is approved.

Old Business

Records Storage Improvement Update

New scanner received, board is starting to scan documents into OneDrive.

New Business

ADU Zoning Update

Dotsie provided an update on a potential ADU Zoning update. There is nothing in our current regulation that is out of spec; board to continue to review whether or not the existing regulation needs to be updated.

Hearings on Subdivision / Site Plans

N/A

Other Business

N/A

Adjournment

Charlie made a motion to adjourn at 8:29. Jerry seconded. Motion carried unanimously. Dane, Katie, and Dotsie approved. Meeting adjourned at 8:29.