



# Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, July 27, 2022

Location: Mason Town Hall

Minutes: ***Unapproved***

## Call to Order

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

## Roll Call

### Attending Members

Dane Rota (Chair), Charlie Moser (Ex-O), Katie Boots, Antje Skorupan (Alt.), Jay Minkarah (NRPC)

The next regular meeting is August 31, 2022.

### Absent Members

Cynthia Donovan (Alt.), Dotsie Millbrandt (Vice Chair), Jerry Anderson, Chris Jones (Alt.)

### Voting Members

Dane Rota (Chair), Katie Boots, Antje Skorupan (Alt.), Charlie Moser (Ex-O)

## Minutes of Previous Meeting

The board read the minutes of June 29, 2022.

Dane made a motion to accept minutes from June 29, 2022 with the amended wording of adding Marty's Driving Range to the communication to the board section. Antje seconded. Katie, Dane, and Antje approved. Charlie abstained due to absence at last month's meeting. Motion passed.

## Communication to the Board

Dane sent out a notice to board members for training / webinar regarding land use in NH on August 13. Recommends board members attend.

Dane received email from Selectmen regarding Marty's Driving Range intent to move forward with site plan application review at August's Planning Board meeting.

## Public Hearings

None

## Old Business

### MAS 22-01 Continuation from June 29, 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.

Jay confirms that all conditions of the application have been met and town attorney has approved. Sub-development agreement is the final part that needs to be reviewed and approved. Charlie is still doing a review and has noted multiple inconsistencies. Once Charlie is done the review, the document will need final signoff with the town attorney and will be sent back to the applicant's attorney for approval. Once approved by the applicant's attorney, the document will need Board of Selectman final approval. Goal is to have this read to go by the Board of Selectman meeting the second week of August.

### ADU Zoning Update

No updates.

### Proposed Subdivision Regulation Changes

No updates; will reconvene at next month's meeting.

## New Business

None

## Hearings on Subdivision / Site Plans

N/A

## Other Business

N/A

## Adjournment

Dane made a motion to adjourn at 7:48. Charlie seconded. Motion carried unanimously. Katie, Antje approved. Meeting adjourned at 7:48.