



# Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, August 31, 2022

Location: Mason Town Hall

Minutes: **Approved**

## Call to Order

The meeting was called to order at 7:06 PM by Dane Rota.

## Attendance

	Attending	Absent	Voting
Dane Rota (Chair)	x		x
Dotsie Milbrandt (Vice Chair)	x		x
Charlie Moser (Ex-O)	x		x
Katie Boots		x	
Jerry Anderson		x	
Cynthia Donovan (Alt.)		x	
Chris Jones (Alt.)	x		x
Antje Skorupan (Alt.)	x		x
Jay Minkarah (NRPC)	x		N/A

## Date of Next Meeting

The next regular meeting is September 28, 2022.

## Minutes of Previous Meeting

The board read the minutes of July 27, 2022.

Dane made a motion to accept minutes from July 27, 2022 with the two corrections below. Charlie seconded. Charlie, Dane, and Antje approved. Dotsie abstained due to absence at last month's meeting. Motion passed.

Two corrections: 2<sup>nd</sup> page second paragraph should read, "Once Charlie has completed the review..." and "The goal is to have this ready..."

## Communication to the Board

N/A

## Public Hearings

### Hearings on Subdivision / Site Plans

#### MAS 22-02

An application by Martin Ruggiero, for Site Plan approval to permit development of a gravel overflow parking lot, approximately 95,000 sq. ft. in area, on Lot J-60, Churchill Road, to support an approved seasonal outdoor recreational use across Churchill Road on Lot J-69-1.

Owner or authorized representative present:

Nicole Ruggiero is representing Martin Ruggiero. Letter of authorization received. Nicole is present.

Abutters present:

Chris and Michelle Gauthier – 403 Churchill Rd  
Nathan Archambault – 326 Churchill Rd  
Wendy Sue and Dennis Avery – 209 Churchill Rd

Plan is presented by:

Plan presented by Earl Sanford of Sanford Surveying and Engineering.

This plan is a supporting use to a seasonal outdoor recreational use. A ZBA special **exception** is required. An application is pending to the ZBA, scheduled for a hearing on September 19.

[N.B. Items in **bold** are things the board might want to consider when evaluating conditions for approval.]

This parking lot will be unpaved and so there will be no parking lot stripes to mark spaces. How will parking be managed? Pedestrians will need to cross Churchill Road to the recreational site. How will safety be managed?

Mr. Sanford stated: Currently the lot has a gravel surface. Drainage was monitored through 3 significant rain storms. Most water went through the permeable gravel, there was a small amount of runoff. See the “Erosion Control Notes” on the plat for information about erosion control and drainage structures.

Charlie asked about lighting. Mr. Sanford replied that the one “existing portable light stanchion” provided sufficient light for the entire lot.

Board’s review of plat:

Locus plan is 1”=1000” instead of 1”=400”

Full survey has not been done but the main property line has been surveyed.

Not all culverts shown

Compliance with Mason regulations – a special exception is required

Review by town departments:

Police Chief Maxwell – Our main concern over the years has been cars backing out on to Rt 124. This alleviates that concern. Past issues with cars getting stuck on the greens, or sliding down the slope has also been alleviated. Our concern about emergency vehicle access – again this new parking lot alleviates this. It's a huge improvement in safety. There is sufficient lighting in the parking lot and on the path to the parking lot. No issues with people crossing Churchill Rd.

Road Agent Dave Morrison - The design seems to catch water in parking lot. There are 2 existing **culverts** that are **not shown**. Also there's **another** culvert that the Roads crew replaced today – previously it was not visible. That should be shown. Concern about elevation and slope – 20' to road. Drainage plan okay if structure is maintained.

Fire Chief Tony Burns – The plan needs a **deadend turnaround** at the end of the parking lot.

Dane makes a motion to accept the application as substantially complete. Antje – aye, Chris – aye, Charlie – aye, Dane – aye, Dotsie – aye. The application is accepted.

Dane makes a motion that the plan has no regional impact after a brief discussion. Charlie seconded. All voted aye - Antje – aye, Chris – aye, Charlie – aye, Dane – aye, Dotsie – aye.

Hearing open to public.

Speaking in favor of the application:

Nathan Archambault – abutter across the street – no problem with noise or lighting

Mark McGinnis, Valley Road – family enjoy the range, wonderful place. Parking lot vast improvement

Speaking against the application:

Wendy Sue Avery – process was not followed. Lot was in operation before this application was made. Charlie replied: Yes. A cease-and-desist order was issued and the selectmen send a “serious letter”. Construction ceased. However, the Selectmen felt the plan should be allowed to proceed through proper process.

Christian Gauthier – lives across from the venue parking. His family does hear the music, light comes into their house from multiple angles. Lights from some cars shine into house at times. Nicole replied, saying she'd like to try to work with the Gauthiers. Charlie asked if the could be a berm or setback to alleviate light coming into the house. Sanford says there is a 12' berm. **Trees** could be planted along the top.

Michelle Gauthier – But will it stay a parking lot. There's a yurt.

Derek Matthew – 271 Reed Rd (riding school). The first concert was loud. He brought it to management’s attention, next concert was quieter. Riding students complained they had trouble hearing the instructor.

Dennis Avery – how many cars? Up to **256**.

Public hearing is closed.

Board comments:

Chris Jones – wanted to make sure the culvert is designed to accept any runoff. The ability to handle a 25 year storm flow is specified in site plan reg. Are we satisfied with opinion of Road Agent? Chris wants assurance that the culvert will be sufficient. Nathan Archambault says it flows into a large catch basin. Chris would like to see a **calculation** demonstrating it would handle a 25 year rain event.

Jay – We should reference the previous plans in the notes regarding parking plans and flows.

Dotsie – The locus plan should better show this lot’s relation to the abutting Driving Range as this is a supporting use for it.

Dane made a motion to continue this hearing to Sept 28 at 7:15 pm. Charlie second. Antje – nay, Chris – aye, Charlie – aye, Dane – aye, Dotsie – aye. Ayes have it, hearing will be continued.

## New Business

### Conceptual Consultation

(This is not a public hearing) - Hector Bermudez and Rachel Tadeo, 663 Valley Road, tax map lot G-69-1. Wants to build a yurt and outhouse behind and to the right of his residence. For “glamping,” so-called glamorous camping. This will include commercial use. The board communicated some thoughts and suggestions.

### Conceptual Consultation

(This is not a public hearing) – Andrea Iodice, Hurricane Hill Rd. Tom Hildreth, attorney. Barn and indoor riding rink.

## Old Business

### Rules of Procedure

N/A

### ADU Zoning Update

N/A

### Proposed Subdivision Regulation Changes

Dane handed out a write-up of proposed changes for future discussion.

It has been pointed out that the site plan reg makes references to the Subdivision regulations, but many are incorrect.

## Other Business

New requirements from the state legislature. Some board members attended a lunchtime webinar. Items we need to address:

Fees – Application fees for land use changes for all town boards should be posted in the town office.

Notice of Decision – All approvals and conditional approvals receive a notice of decision. For applications given a conditional approval, the board should also issue a notice indicating the date the conditions were deemed met and the plan signed.

Process timeline -

The provision allowing the board to ask the selectmen for a 90-day extension for acting on the plan has been removed. (We have never used it – all our applicants so far have authorized any extensions we've needed.)

If an application has regional impact, the board has 30 additional days to act on the plan. (95 total, before asking applicant for an extension)

## Adjournment

Dane made a motion to adjourn at 9:58. Charlie seconded. Motion carried unanimously.