



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, September 28, 2022

Location: Mason Town Hall

Minutes: **Approved**

Call to Order

The meeting was called to order at 7:02 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		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 October 26, 2022.

Minutes of Previous Meeting

The board read the minutes of August 31, 2022.

Charlie made a motion to accept minutes from August 31, 2022 with the correction of a grammatical error on page 3 (from "the" to "there"). Chris seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie did not vote due to absence at last meeting. Motion passed.

Communication to the Board

N/A

Public Hearings

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.

Jay provided an update on the application since August's meeting: Applicant went to the zoning board (ZBA) meeting for a special exception to review the application on September 19, but the ZBA exception was deemed not necessary. The Board of Selectmen is requiring a re-hearing as they do not agree with the opinion of the ZBA.

In regards to the site plan, drainage calculations were received and deemed adequate. Trees were also added to the amended plan per the recommendation at last month's Planning Board meeting. There was also a lane turnaround added per the Fire Chief's request which will allow emergency vehicles to maneuver.

Liz Fletcher (Conservation Commission) asked if there was a maintenance plan for all the facilities. Charlie noted that on the plan, under Drainage Note #5, there was a plan for maintenance.

Charlie made a motion to accept the overflow parking site plan as submitted, updated through 9/16/2022, with the condition that before the plan is signed and recorded, the special exception process (# 01-2022) reaches final decision. Dane seconds the motion. Chris- aye. Dotie- aye. Antje- aye. Charlie- aye. Dane- aye. Motion passed.

MAS 22-03

An application by Andrea Iodice for Site Plan approval to permit development of a 118' x 68' pole barn and an adjacent 200' x 70' indoor riding arena for an equine training/boarding business on Lots L-17-1 and L-19, 399 Hurricane Hill Road.

Abutters present:

Michael Cormier- 382 Hurricane Hill Road
Brian Rollo- 427 Hurricane Hill Road

Applicant spoke about the plan; said that because the barn would be private, traffic would be kept to a minimum.

Charlie asked about the 32 foot setback of the barn to lot L-17-2. Board confirmed that the setback is 35 feet, not 32 feet.

Board reviewed the compliance checklist with the applicant; minimal review being done as there is not a PLAT submittal yet. Applicant asked for the following waivers: 1. Full perimeter survey 2. 2' contour topographic map 3. SWMP / erosion and sedimentation control plan.

Board chose to not hear public comment due to not having a completed application. Hearing will continue on October 26 at 7:10.

New Business

N/A

Old Business

Rules of Procedure

Board discussed making changes to the existing rules of procedure. Jay said he would come up with recommendations to present to the board for next meeting. If reviewed and agreed, will post a public hearing for discussion.

ADU Zoning Update

None.

Proposed Subdivision Regulation Changes

Jay presented to the board a few of the necessary changes that need to be made to the existing Subdivision Regulations. Will come to October's meeting with proposed/draft changes. If reviewed and agreed, will post a public hearing for discussion.

Hearings on Subdivision / Site Plans

N/A

Other Business

N/A

Adjournment

Dane made a motion to adjourn at 8:30. Antje seconded. Motion carried unanimously.