



# Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Meeting Date: Wednesday, October 26, 2022

Location: Mason Town Hall

Minutes: **Approved**

## Call to Order

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

## Attendance

	Attending	Absent	Voting
Dane Rota (Chair)	x		x
Dotsie Milbrandt (Vice Chair)	x		x
Charlie Moser (Ex-O)		x	
Katie Boots	x		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 November 30, 2022.

## Minutes of Previous Meeting

The board read the minutes of September 28, 2022. Added "x" to Chris Jones to being voting member.

Dotsie made a motion to accept minutes from September 28, 2022 with the added "x". Dane seconded.  
Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye.

## Communication to the Board

N/A To be discussed during public hearings.

## Public Hearings

### 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- 381 Hurricane Hill Road  
Brian Rollo- 427 Hurricane Hill Road  
Jeff and Paula Baber- 323 Hurricane Hill Road  
Zach Dever- 357 Hurricane Hill Road

Applicant noted that she hired a consultant, Meridian Land Services, to assist with the plan. And also consulted with the Fire Chief who was onboard with the plans.

Planning board went through the Site Plan Checklist. Commented on needing to wait for the Fire Chief to submit a written approval for Item 9 "provision for fire safety, prevention, and control".

Dotsie made motion to accept application 22-03 as a completed application. Katie seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

Dotsie made motion that there is no regional impact of the proposed application 22-03. Dane seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

Waivers: Applicant is requesting the following waivers:

1. Full perimeter survey partial waiver
  - a. Dane made motion to accept the waiver. Dotise seconded the motion. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.
2. 2' contour topographic map partial waiver
  - a. Dotsie made motion to grant a waiver of the requirement for a 2' contour topographic map because the partial illustration is sufficient. Antje seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.
3. SWMP/erosion and sedimentation control plan partial waiver
  - a. Dane made a motion to accept the waiver of the control plan. Dotise seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

Public Comment:

Brian Rollo- living there 32 years, there have always been horses; no issues with applicant moving forward with the plan.

Michael Cormier- concern regarding water and feeding horses and well usage; lighting- doesn't want outdoor lighting at evening and to ensure pointed towards the ground; manure pile- concerned about the amount of manure that 24 horses will generate and flies that will be generated; there is still a pile of debris that is there from where the excavator previously had dug up; asked about porta potty cleaning

Applicant's response: the water well will be installed within the month; lighting will be in compliance with Mason commercial lighting ordinance; excess manure will be taken off property with an outside company, also working on measures to reduce fly issues; pile of debris will be moved off the property

Jeff Baber- concern about water runoff going down the back of the hill even if still on the property; is there snow or ice removal practices (board confirmed practices were noted in the plan); traffic- this is a backroad and places where cars / horse trailers cannot pass, also asked if horses will be riding on the road

Zach Dever- asked about color of the barn as he will be looking at it- applicant responded that she's thinking of a New England neutral color; would like manure pile addressed in the plans in regards to removal; board confirmed there is a note in the plan that dictates "best practices"

Liz Fletcher- Conservation Committee- was in the area and saw a lot of standing water in the flat area, showed board photos; recommended having people with more experience look into it.

Bill Fritz- Zoning Board- noted that the State of NH Department of Agriculture best practices for manure are very comprehensive and said that if the applicant is agreeing to abide by that then it is very good

Public comment closed.

Board discussed the application- biggest concern seems to be the size/maintenance/removal of the manure pile. Also need to hear from the Fire Chief regarding his comments and approvals.

Dotsie made a motion to approve application 22-03 with the conditions that signature blocks be added to each page to be recorded and that comments are received and reviewed from the Fire Chief with his approval. Dane seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

#### [MAS 22-04](#)

An application by Hector Bermudez and Rachel Tadeo for Site Plan approval to permit short-term rental camping accommodations (tent, yurt, or teepee) on Lot G-69-1, 663 Valley Road

Abutters present:

Kim Sheridan- 20 Jackson Rd

Board reviewed application and documentation from Zoning Board of Adjustment and from the applicant. Brief discussion regarding sewage disposal; applicant stated they are looking into a composting system.

Board reviewed Site Plan Checklist.

Dane made motion to accept the application. Antje seconded the motion. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

Dane made motion to accept that there is no regional impact. Dotsie seconded. A Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

#### Public Comment:

Liz Fletcher- Conservation Committee- only point of discussion was regarding the amount of persons and the appropriate means of sewage disposal. Board recommended the applicant send in a letter or note indicating method of disposal.

Dane made a motion to approve the application condition to adding a note regarding the sanitary facilities to the Planning Board's Notice of Decision. Dotsie seconded the motion. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

#### New Business

N/A

#### Old Business

##### Rules of Procedure

N/A

##### Proposed Subdivision Regulation Changes

Jay presented to the board a few recommended changes.

Dotsie made a motion to send proposed changes for the subdivision regulation changes to public hearing. Dane seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.

##### Planning Board Budget

Dane discussed planning board budget and tentative purchases. No large requests expected.

#### Hearings on Subdivision / Site Plans

N/A

#### Other Business

N/A

#### Adjournment

Dane made a motion to adjourn at 9:28. Chris seconded. Dane- aye. Antje- aye. Dotsie- aye. Katie-aye. Chris- aye. Motion passes unanimously.