



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Date: November 30, 2022
Location: Mason Town Hall
Minutes: Approved

Call to Order

The meeting was called to order at 7:11 PM by Dane Rota.

Attending Members

Dane Rota (chair), Jay Minkarah (NRPC), Chris Jones, Antje Skorupan (alt.), Dotsie Millbrandt (vice chair)

Absent Members

Katie Boots, Charlie Moser (ex-o)

Attending Public

Liz Fletcher and Ann Moser of the Conservation Commission
Tara Sousa, Town Administrator of Greenville
Harley Coponen

Voting Members Tonight

Chris Jones, Antje Skorupan, Dane Rota, Dotsie Millbrandt

Next Meeting

Site walk, Saturday December 17, 11 am at the woods road entry to property J-10, Rt. 124.

Minutes

The Board read the minutes of October 26, 2022. Dane motioned to accept the minutes as submitted. Dotsie seconded. Vote: All in favor.

Communications to the Board

Various. Of note was a letter from abutters to last month's hearing, Paula and Jeff Babel. They are concerned about applicants bringing materials to a hearing that have been changed at the last minute, without time for review by the public. The board will discuss this at a future hearing.

New/Continuing Hearings

MAS 22-05

An application by Ronald W. Ilomaki, owner, to subdivide Map J Lot 10 (31.679 acres) into three lots including proposed lot J-10-1 (5.65 acres), proposed lot J-10-2 (5.10.785 acres) and newly configured lot J-10 (to become 11.656 acres) and to adjust the lot line between lot J-10 in Mason with Map 1 lot 3A in Greenville by consolidating a 1.878-acre portion of lot J-10 (Parcel A) with Map 1 lot 3A, thereby creating a larger 4.128-acre Map 1 lot 3A that would be located in both Greenville and Mason. Newly reconfigured lot J-10 and new lot J-10-1 would front on a proposed cul-de-sac road proposed to be built off of Old Turnpike Road. The lots would be served by on-site septic and individual wells. Jeff Kevan, presenting plan.

Ron Ilomake, owner, is present.

Tara Sousa, Greenville Town Administrator, is present.

Abutter: Harley Coponen

Plan is presented by project engineer [name].

Conservation commission comments from Liz Fletcher: A protected buffer of 100' on each side of Walker Brook should be established, continuing the 100' protected buffer from abutting property J-11-1, as described in the County Registry of Deeds. The owner is agreeable to the buffer on J-10 and J-10-1 but only partially on J-10-3 (shown as parcel A on the plan), which needs a driveway .

Board checklist comments:

- Need to show test pits on all 3 lots.
- Need to show septic reserve area on J-10-1, J-10-2 and J-10-3, but if the house is to be built in Greenville, evidence that the septic area meets Greenville's requirements may suffice.
- Need to show well site protected radius for each lot.
- Need driveway locations.
- Area designated ROW is confusing.
- Road surface – paved or gravel? Town engineer and road agent input requested.

Dane makes a motion to accept the application as complete, subject to the checklist review summarized above. Dotsie seconds, Vote: Chris - aye, Dotsie - aye, Antje - aye, Dane - aye.

Dane made a motion that the application does not have regional impact. The project does affect another town, as one lot is partially within Greenville. However, Greenville has already been notified and the Greenville town administrator is present.

This hearing is continued to the site walk at 11 am on Saturday, Dec. 17. Meet at the entry to the woods road, can park on the woods road. There's a gate.

Other Business

The board discussed the proposed updates to Subdivision Regulations intended to incorporate new RSA changes.

Also recommending the applicant use the fillable digital formatted form.

The board will vote on the Subdivision Regulations changes at the next meeting after they have been published for the public.

Adjourn

Dane made a motion to adjourn. Dotsie seconded. Motion carried unanimously. Meeting adjourned at 9:09 pm.