



Mason Planning Board

October 26, 2011

Approved

Attending

Pam Lassen (chair), Dotsie Millbrandt, Eric Anderson (alt), Chris Guiry (ex-o), Steve Wagner (NRPC), Mark McDonald (vice)

Voting members tonight, as designated by the chair: Mark, Chris, Eric, Dotsie, Pam.

Absent

Linda Cranston (alt), Bruce Mann

Call to order

7:45 PM

Next Meeting

November 30, 2011

Old Business

Minutes of 9/28/2011 meeting: Chris makes a motion to approve the minutes, Pam seconds.
Vote: Unanimous in the affirmative

Hearing 11-02: Carlene Gavin, Townsend Rd. Maria Gavin is representing the plan.

Abutters present: Michael and Louise M. Lavoie, 25 Brookline Rd., Mason

Applicants have submitted a durable power of attorney appointing Maria Gavin to represent Carlene Gavin as attorney-in-fact to act on her behalf regarding these lots. The Board is retaining a copy of the power of attorney for the files.

Tonight's discussion is not a hearing. Maria is here to present to the revised plat and to show the applicants have met other conditions specified in the conditional approval granted on September 28, 2011.

The Board has learned that an access easement for Lot H-2-2 to benefit Lot H-72-1 was revised and filed on July 18, 2011. The revised easement stipulates that the access way shall be

paved, and used for construction activities and potentially become a public road in the Town of Mason. This differs from the Board's understanding when the plan was presented. The applicant will have this easement rescinded, reverting to the earlier easement.

The following conditions have been met:

1. The applicant has set a granite bound to witness the drill hole at the road frontage boundary.
2. The plat has been revised to:
 - a) Remove the well radius from the plat
 - b) Show the 4K leach field
 - c) More clearly indicate the lot frontages.
 - d) Add Note 13 which says: "The approval of this plan by the planning board is for recording and conveyancing purposes only. It is not intended to nor should it be considered as an indication that Lot H-74 as depicted hereon is capable of being used as a building lot."
3. The applicant is paying the remaining fees of \$647.50.
4. Completion of these conditions within 60 days: Rescission of the July 2011 revision of the H-2-2 access easement.
5. The applicant has provided an enlarged copy of Hillsborough County Registry of Deeds Plan 11633 Sheet 001 and Plan 25695 Sheet 001 to the planning board chairman for verification of frontage, as well as previous plans from 1976. Dotsie has provided a letter-sized copy of the plans referenced in condition 5, to be placed in the folder.

New Business

Informational Hearing for a Site Plan, Mike and Tina McGuire

Convert a residence to a part residence, part Bed and Breakfast. ZBA approved up to 6 B&B rooms. Mike and Tina are working with Ken Wilson, Building Inspector, and Dave Baker, Fire Chief.

Notes

There is now an official Mason web site.

Adjourn

Chris makes a motion to adjourn. Pam seconds. Meeting is adjourned at 9:05.