



TOWN OF MASON, NH - PLANNING BOARD

MANN HOUSE – 16 Darling Hill Road • Mason, NH 03048



Planning Board Website: <http://masonnh.us/>

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PLAN REVIEW

Plan/Revision Date: 12/26/2012

MAS PB 13-01 Babb Meadow LN F-26&H-32

Project Name: Lot Line Revision Plan, Tax Map Parcels F-26 & H-32 Case Number: 13-01

MEETING DATE: Wednesday, January 30, 2013	APPLICANT(s): Ruth M. Moran Family Trust of 1992	APPLICATION TYPE: <input type="checkbox"/> Sign <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ.
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APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT’S REP: Meridian Land Services, Inc. Randolph Haight, LLS	REVIEWED BY: Jennifer DiNovo NRPC Circuit Rider
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EXECUTIVE SUMMARY:

The applicant(s) have submitted an application for acceptance and approval for a proposed lot line revision. The applicant(s) propose to revise the common lot line between lots F-26 and H-32 such that the revised Lot F-26 is increased from 54.162 acres to 110.386 acres and the revised Lot H-32 is reduced from 61.282 acres to 5.058 acres.

Lot H-32 will maintain the original lot configuration, as depicted on Reference Plan 1, starting from the frontage on Babb Meadow and extending approximately 200’ deep into the lot. The Applicant’s representative has noted that the revised Lot H-32, through to the depth of 200’ has a lot width of approximately 400’ (360’) when measured from the building setback line and parallel with the lot’s frontage. It appears that the lot width is in excess of that required in Section 5.06.2.n of the Subdivision Regulations (90% of required frontage = 315’).

The Plan notes that Parcel A is not to be considered a separate lot but is to become part of revised Lot F-26 as shown on the plan.

The Mason case # is 13-01

See recommendations below.

Note: Since the original submittal, the Applicant’s representative has made a correction to the title of the plans to correct an error on the map and lot number. The lots F-26 and H-32 are now correct.

BACKGROUND	
Tax Map / Lot:	F-26 and H-32
Area / Acres, Ft.²:	See Area Chart (Top-left of Sheet 1) for existing, proposed, and final lot size.
Current Land Use:	Single Family Residential/Undeveloped (H-32); undeveloped (F-26)
Steep Slopes:	> 15% in various locations
Road Access (Closest Intersection):	Babb Meadow Lane/Brookline Road
Zoning District(s): Overlay Districts:	GRAF



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Aquifer / Wetlands / Floodplain

(FEMA 100-Year Flood Hazard Zone): Yes / No

Surface Water Bodies:

ISSUES:

- Waiver(s) Conditional Use Permit (CUP) Special Exception(s) Variance(s) Easements
- Condo Documents State Permit(s) / Road Cut Excavation Permit Road Bond

APPLICATION

ACCEPTANCE:

1. Verify abutter notices received (Match return receipts to abutter list)
2. Application appears complete
3. Checklist item 37. Minor subdivision – Does Board require Town departments review or Conservation Commission Review?

APPROVAL:

1. Present plan with changes highlighted
2. Sheets 1 & 2 – Abutters listed under “Abutters” do not include all abutters that are on the abutter list, although they are noted on the parcels themselves. Direct abutters to Parcel H-32 are listed, however.

STAFF RECOMMENDATION:

1. Board and abutter comments on acceptance
2. Recommend Acceptance
3. Board open public hearing for approval consideration
4. Board and abutter comments on approval
5. Act on approval or continue to a date certain. If issues above satisfactorily addressed; conditional approval is recommended.

CONDITIONS OF APPROVAL

- 6 Plan copies with professional seals & signatures
- 1 Original Mylar with professional seals & signatures
- Bond estimate (where applicable)
- State Permits – Curb-cut, Subdivision (Sub Surface/Septic), Site Specific, Alteration of Terrain (Dredge & Fill)
- All fees paid, and escrow maintained as required
- Changes to Plat as detailed in minutes and this report (List) **IF ANY**
- Others (List)