



TOWN OF MASON, NH - PLANNING BOARD

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



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

Phone: (603) 878-2070 • Fax: (603) 878-4892 (Selectmen’s Office)

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PLAN REVIEW

Plan/Revision Date: 8/28/2016

MAS PB 16-02 Marcel & Old Turnpike Roads, J-11

Project Name: Ruggiero Subdivision	Case Number: 16-02
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MEETING DATE: Wednesday, December 28, 2016	APPLICANT(s): Martin and Nicole Ruggiero 20 Bell Lane, Mason NH 03048	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.
APPLICATION STATUS: <input checked="" type="checkbox"/> Accepted: 12/28/16 65 days expires: 3/3/17 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT’S CONSULTANT: Raymond P. Shea Sanford Surveying and Engineering 597 New Boston Road Bedford, NH, 03110	REVIEWED BY: Cassie Mullen and Jennifer Czysz NRPC Circuit Rider December 29, 2016

EXECUTIVE SUMMARY:

The applicant(s) have submitted:

An application for acceptance and approval for the subdivision of lot J-11, totaling 17.953 acres, at Marcel and Old Turnpike Roads in Mason NH. The result will be 4 Lots J-11 (4.573 acres), J-11-2 (4.203 acres), J-11-3 (4.745 acres), and L-11-4 (4.433 acres). There are 3 existing buildings with no specified use, well and septic on lot J-11 to remain.

As proposed all new or reconfigured lots will have the required 350 feet of frontage (the minimum requirement) for the General Residential, Agricultural and Forestry (GRAF) zone. Additionally, all lots have the minimum required 4 acres per dwelling unit.

NRPC forwarded the application to Mason Police, Fire, Building, and Highway for department review on 12/16/16. Waiting for feedback.

Waivers:

- 4.05 Driveways: Common driveways will not be allowed except for reasons of safety or for topographical reasons, or as determined by the Planning Board. Applicant applied for a waiver to allow for a common driveway easement because state permitting only allows for 3 driveways and for topographical reasons.
- 5.19 Erosion and Sediment Controls: During construction, the disturbed area shall not be closer than twenty-five (25) feet to wetlands area boundaries. The proposed driveway easement traverses the 25 foot buffer in lot J-11-3. Applicant applied for a waiver to allow the driveway easement as currently planned due to the existing road bed and minimal land disturbance.

Fees: Board will need to calculate fees due after approval.

Status and Remaining Issues:

- The following items are based on discussion held at the 12/28/2016 hearing and will be continued on 1/25/2017. 4.05 Driveways: Proposed driveways are shown on the plat, board should seek input from the road agent, driveways will need a permit prior to construction. Permit pending.
- 5.25 Review by Fire Department: Application requires fire chief review and comment on water supply adequacy, application has been forwarded for review and pending comment.
- Application has been sent to the Conservation Commission on 12/29/16 and is pending comment. All comments from the Fire Chief and Road Agent must be adequately addressed.
- The applicant will need to apply for a State Subsurface Subdivision Permit (septic). Permit pending.
- The applicant will need to apply for DOT curb cuts permits for proposed driveways. Permit pending.
- Correct the lot acreages on sheets 2 and 3 for lots J-11-3 and J-11-4 to match the acreages on sheet 1 which are



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correct.

- Add a box including “date recorded” and “HCRD #” on plat.
• Correct spelling of Ilomaki (abutter).
• Town Counsel to review Driveway Easement: “Legal instrument describing ownership and maintenance responsibilities shall be submitted to the town counsel as a condition for approval of the subdivision application and required to be filed with the plat (see section 2 for definition of common driveway.)” (Section 4.05.d) Pending Counsel review.
• Board to consider whether the Easement is adequate to meet Checklist Item #14: Written acknowledgement of subdivider’s responsibility for maintenance of easement areas...
• Board to consider whether to require As-Built Plans to show final driveway location does not directly impact the wetland.
• Add erosion and sediment control measures to the plan (before Conservation Commission meeting). Measures should to ensure use of the existing wood road/cart path that traverses the wetland buffer will not impact the wetlands.
• Applicant to provide a copy of deed to verify cart road is not an abandoned road.
• Add a plan note attesting to the capacity of parcel to provide onsite water and waste disposal.
• Add a plan note that the shared driveway will meet NAFTA surfacing requirements

Advisory Note:

- Article XVI.E.1 – Applicant is advised that any driveway encroachments on the adjacent wetland will need a special exception. Caution is advised during construction. As submitted - a special exception is not required.

BACKGROUND

Tax Map / Lot: J-11
Area / Acres, Ft.²: Total area = 17.953 acres
Current Land Use: Single family residential
Steep Slopes: No
Road Access / (Closest Intersection): Marcel and Old Turnpike Roads
Zoning District(s): Overlay Districts: GRAF
Aquifer / Wetlands / Floodplain
(FEMA 100-Year Flood Hazard Zone): Yes / No
Surface Water Bodies: Wetlands throughout lot

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

APPROVAL:

- 1. Any additional fees or conditions



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STAFF RECOMMENDATION:

1. Board discussion on acceptance
2. Recommend Acceptance
3. Board open public hearing for approval consideration
4. Consider staff issues
5. Board and abutter comments on approval
6. Board consideration of and action on requested waivers
7. Act on approval/conditional approval or continue to a date certain.

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:**
 - Add a box including “date recorded” and “HCRD #” on plat.
 - Correct lot acreage on sheets 2 and 3 for lots J-11-3 and J-11-4.
 - All comments from the Conservation Commission, Town Counsel, Fire Chief and Road Agent are adequately addressed
 - Correct spelling of Ilomaki (abutter)
 - Add the following note/detail on the plat: erosion and sediment control measures to ensure use of the existing wood road/cart path as the driveway, through the wetland buffer, will not impact the wetlands.
 - Add erosion and sediment controls to plan
 - Add a plan note attesting to the capacity of parcel to provide onsite water and waste disposal.
 - Add a plan note that the shared driveway will meet NAFTA surfacing requirements
- Others (List):