



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

March 31, 2021

Approved

Location: Town Hall

- Meeting called by:** The meeting was called to order at 7:05 PM by Chair Dane Rota
- Attendees:** Dane Rota (Chair), Charlie Moser (Ex-O), Kate Batcheller, Steve Wells (alt), Cassie Mullen (NRPC)
- Absent Members:** Dotisie Millbrandt, John Suiter
- Attending Public:** Richard Stockdale, Earl Sanford, Nicole Ruggiero, Liz Fletcher
- Voting Members:** Dane Rota, Charlie Moser, Kate Batcheller, Steve Wells
- Next Regular Meeting:** April 28, 2021 at 7:00 PM ET

Regular/Old Business

Agenda item: Unapproved Minutes

Discussion:

The Board read the minutes of February 24, 2021 and approved the minutes as submitted.

Vote:

All in favor.

Agenda item: Correspondence **Presenter:** Dane Rota (Chair)

Discussion:

- The Town of Townsend (MA) Planning Board notified the Planning Board, and other surrounding towns, (via email) of a public hearing regarding an application from Townsend Senior Center Expansion for construction of a 2,246 SF addition to the Townsend Senior Center. The communications was strictly informational No action needed.

New/Hearing Business

Discussion: MAS 21-01: Martin Ruggiero Tax Map J Lot 69-1

An application by Martin and Nicole Ruggiero, 96 Turnpike Road, Mason, NH to amend the Marty's Driving Range Site Plan (Tax Map J Lot 69-1) approved June 26, 2019. The proposed amendments include 1.) the addition of a separate service bar and seating area and 2.) the renovation of the existing auto repair building to create 5 total units and a proposed septic system within the existing parking area. The auto repair building alterations will all be within the same building footprint.

Review Application MAS 21-01

- There are no plans for floor drains in the expansion site within the auto repair complex for universal waste disposal.

- The Planning Board has completed the review of the Site Plan Review Checklist against the application MAS 21-01, all application procedural requirements have been met.
- A motion was made to accept the application and seconded. All in favor. The Planning Board has approved to accept the MAS 21-01 Site Plan Application with no conditions.

Other Business

Agenda item: Election of Officers

Discussion:

We will table the discussion of election of officers to our April 2021 meeting when the March 2021 absent members can attend.

Agenda Item: Wetlands Buffer Draft Ordinance

Discussion:

The updated wetland and riparian buffers map showing the proposed 50 ft wetlands buffer has been received and included in the wetlands buffer draft ordinance as an amendment.

Conclusions:

The Planning Board has decided to hold the required two public hearings for the Wetlands Buffer Ordinance in the late fall/early winter of 2021.

Agenda item: Review Planning Board Rules of Procedures

Discussion:

Currently there are no new edits for the second consecutive month.

Conclusions:

No actions are required. This review is complete.

Agenda item: Review Updates to Subdivision and Site Plan Review Regulations

Discussion:

Edits were reviewed in the Subdivision and Site Plan Review Regulations.

Conclusion:

The edits are considered final. This review is complete. A decision was made to move the Subdivision Regulation and Site Plan Review to public hearing.

Discussion Topic: Incorporation of video recording/remote participation into meetings

We will not be able to do any form of hybrid virtual/in-person meeting. This decision is a result of the town does not have an AV department/support or the equipment to execute this style of meeting.

Action Items

Keep a running checklist of changes the board should make to the full subdivision regulations and application checklist at some future time:

Action items

Person responsible

- ✓ Ordinance Update/Review
 - Planning Ordinance with respect to non-conforming uses, (land/structure) update
 - Wind Tower Ordinance / Solar Farm Ordinance

NRPC/Mason PB

Adjourn

Dane made a motion to adjourn. Charlie seconded. Motion carried unanimously. Meeting adjourned at 8:34 PM.