



Mason Planning Board

16 Darling Hill Road, Mason, NH 03048

Date: August 25, 2021
Location: Mason Town Hall
Minutes: APPROVED

Call to Order

The meeting was called to order at 7:04 PM by Dane Rota.

Attending Members

Charlie Moser (Ex-O), Dane Rota, Dotsie Millbrandt (Vice Chair), John Suiter, Cassie Mullen (NRPC), Mason Twombly (NRPC)

Absent Members

Steve Wells

Attending Public

Liz Fletcher, Barbara DeVore, Bob Bergeron, Ron Dube, Katie Boot, Kate Batcheller, Chuck Anderson, Bob Dilberger, Gerry Anderson, Ann Moser

Next Meeting

September 29, 2021

Voting Members Tonight

Voting members tonight: Dane Rota, Dotsie Millbrandt, Charlie Moser, John Suiter

Regular/Old Business

Minutes

The Board read the minutes of July 28, 2021. The minutes should include the date of the informational meeting about the Wetlands Buffer Ordinance. Approved the minutes as amended. Vote: All in favor.

Communications to the Board

Lot C-3

Selectmen received an inquiry from Charles K. Eaton about lot C-3 which he owns.

Charlie recused himself from this discussion – conflict of interest.

Lot C-3 is not conforming with the current GRAF zone but was conforming to the earlier GRAF requirements. It would still be considered conforming if subdivided with the approval by the planning board, according to Article V, section B-4 of the planning ordinance. However, the board has not been able to find evidence one way or the other. PB minutes before 1972 are not in the file drawer with later minutes. Folders exist for these early minutes but they are empty. Are they archived somewhere else?

Scenic Road

Dave Morrison – Eversource wants to do more tree trimming on Jackson Rd, which is classified as a Scenic Road. We'll have a hearing for this next month. It will be scheduled after the Wetlands Buffer info hearing, which is at 7.

New/Continuing Hearings

None

Other Business

Prospective New Members

Dane introduced Katie Boot and Gerry Anderson. Each spoke for a few minutes about their time in Mason and their interest in the board. Cynthia Donovan is also interested but is she is away.

Charlie moved we appoint Katie Boot and Gerry Anderson as alternate PB members. John seconded. All board members in favor. The selectmen will draw up the appointment papers

Wetlands Buffer Ordinance Update

This is an amendment to the existing Wetlands Ordinance, Article XVI of the Planning Ordinance. The amendment will establish a 50' protective buffer around wetlands and year-round streams.

Charlie presented a paper comparing old vs new wetlands ordinance. Discussion on “taking”. John pointed out that there are 2 “safety valves” - you can get a variance or special exception, and you can expand a non-conforming structure in the direction away from the wetland.

Charlie said court decisions on regulatory takings tend to not require remuneration unless 70 percent or more of the value of the property is impacted.

Is it a setback or a buffer? What is an man-made agricultural pond, which is exempt from the requirements? Can we get rid of te word “agricultural”? But then is a dammed pond, such as

Pratt Pond, exempt, given that damming a pond makes it man-made?

CIP

Discussion on the dollar cost floor of an improvement that would make it subject to the CIP, as opposed to a regular budget item. \$10K was suggested.

Action Items

Adjourn

Dane made a motion to adjourn. John seconded. Motion carried unanimously. Meeting adjourned at 8:06 pm.