



Mason Planning Board

September 28, 2011

Approved

Attending

Pam Lassen (Chair), Dotsie Millbrandt, Bruce Mann, Eric Anderson, Chris Guiry (ex-o), Linda Cranston.

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

Absent

Steve Wagner, Mark McDonald

Call to order

7:45 PM

Next Meeting

October 26, 2011

Old Business

Minutes of 8/31/2011 meeting: Chris makes a motion to approve the minutes, Pam seconds.
Vote: unanimous in the affirmative

New Business

Hearing 11-02: Carlene Gavin, Townsend Rd. Maria Gavin and Carlene Gavin are presenting the plan.

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.

Hearing is continued from August.

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

Applicant wishes to revise the lot lines of H-72-1 to reduce it from 72.8 acres to 12.1 acres, and to consolidate the remainder with lot H-74, increasing lot H-74 to 68.5 acres including about 50 feet of frontage on Townsend Road. All but 2.1 acres of H-72-1 will be held in current use.

Lot H-72-1 will have 365.29' of frontage and 12 acres, exceeding the minimum lot requirements for the GRAF zone of 350' frontage and 4 acres.

The applicant requests to waive the requirement for the Town of Mason Building Inspector to walk and find the bounds for the entire two lots. Ken Wilson indicates that walking the bounds will not need to be done until a building permit is requested.

Steve Wagner sent a summary pertinent to this hearing, which the Board reviews. "Board should clarify and document in the minutes their position on the use issue for this application, and document in the minutes the basis on which the Board makes its final decision on completeness":

- Determine completeness of application
- The drill hole at road needs to be an offset granite bound witness
- On the plat:
 - Remove the well radius on H-74
 - Show 4K area for lot H-73-1
 - Show frontage totals for resulting lot configuration

The Board reaffirms that the application was voted complete at the hearing on August 31, 2011.

Applicant will place a granite bound close to the drill hole at the boundary along the road. Ledge is present; the bound will be placed as closely as possible behind the drill hole at the front corner.

The Board reviews the application checklist. The frontage is 79' and the access way narrows to 50', which is less than the requirement of 90% width maintained through to the building site. However, there is no building site for this non-conforming lot. The Board finds there are no outstanding issues.

Abutters Louise and Mike Lavoie sent a letter for the Board's consideration. Based on a state handbook for planning boards, the letter lists a number of procedural requirements that should be performed for a subdivision, and notes the differences from the proceedings in this hearing. The Board responds that this hearing is for a lot line adjustment, not a subdivision, and the requirements for a subdivision are not applicable in this situation. The Lavoies indicated they were aware it was a lot line adjustment, but there was no information in the handbook for lot line adjustments, so they used the subdivision recommendations. The Board explains the state regulations provide little guidance for lot line adjustments and agrees the hearing would proceed more smoothly if there were a better defined process for lot line adjustments.

Dotsie makes a motion to grant conditional approval subject to the following conditions:

1. The applicant will set a granite bound to witness the drill hole at the road frontage boundary.
2. The plat will be 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 a note stating: "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. Payment of all fees, including plat registry, LCHIP and fees due to the Town of Mason.
 4. Completion of these conditions within 60 days.

Pam seconds the motion. Discussion on the motion: Bruce questions the accuracy of the frontage surveyed for lot H-72-1.

Bruce makes a new motion that includes the above conditions plus:

5. The applicant will provide 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.

Pam seconds the motion.

Vote on the motion: Chris - aye, Bruce - abstain, Eric - aye, Dotsie - aye, Pam - abstain.

Notes

Steve Wagner can convert our minutes into PDFs. There is now an official Mason web site.

Adjourn

Dotsie makes a motion to adjourn. Chris seconds. Meeting is adjourned at 10:10.