



Mason Planning Board

March 26th, 2014

Approved

Attending

Pam Lassen (Chair), Mark McDonald (vice chair, secretary pro tem), Louise Lavoie (ex-O), Lee Ann Currier (A), Dotsie Milbrandt, Eric Anderson

Absent

Camille Pattison (NRPC), Linda Cotter-Cranston (A)

Call to order

7:40 PM

Next Meeting

April 30th, 2014

Old Business

Minutes from February 26, 2014 approved. Pam motioned to accept February minutes as written. Louise seconded. Motion carries unanimously.

Notes:

Louise recorded the minutes for Mark, his laptop is disabled.

Pam to review the copy version of the Planning Ordinance reprinted May 2013 (Incorporating Amendments through March 2011) vs version reprinted March 2010 (Incorporating Amendments through March 2010) posted on Planning Board section of the official Town of Mason website. Louise pointed out there is no revision control sheet, Pam, Dotsie and Mark agreed the document should include revision control to define changes.

Brady Schulman is visiting the meeting tonight. He is interested in becoming a member of the Planning Board.

New Business

Case Number: 14-01

Lot line adjustment, Tax Map Parcels Lots C-19 (10.9 acres), C-22 (69.98 acres), Wilton Rd and Old Brookline Rd. Lot C-19 with existing house to be reduced to 5.1 acres. The remaining 5.8 acres from lot C-19, shown as Parcel A, would combined with parcel C-22. Parcel A is not considered a separate building lot but is to be consolidated with and become part of lot C-22.

Applicant: McCuda, LLC, 4 New Park Rd, E Windsor CT.

Fred Cuda, Colin Robinson 314 Wilton Rd, Barbara Devore and Robert Larochelle Conservation Commission are present.

Pam opens the hearing, Dotsie recuses herself. The board reviews the summary, waiver request and the checklist report from NRPC.

Checklist discussion on items checked NO.

Item 2, the Board verified the Plat includes the seal and signature of the licensed land surveyor.

Item 5, the Board verified the Plat includes frontage along Wilton Rd for parcels C-19 and C-22.

Item 8, locus plan scale at 1"=400', scale of plan is 1=2000. Bob Larochelle Con Comm who also prepares the tax maps for Mason commented that the scale of the plan is actually better than the 1=400 scale because computer generated plans show more detail. The old use of the 1=400 scale was for ease of preparing tax maps by inserting paper under the mylar original to trace the parcel onto the tax map.

Item 22, Septic setback derived from soil mapping C-19. Septic setback not shown on plan.

Existing house dates back to 1800's. Board recommends adding 75 ft septic setback to plan.

Item 24, C-19 location of existing water supply (well) and waste disposal facilities (septic) not shown on plan.

Item 37, no communication received from Fire, Police or Highway.

Requested Waivers: All waivers are for proposed 5.1A C-19 existing house lot.

Item 8, Locus Plan Scale. Pam makes motion to accept waiver to 1=400 scale, Eric seconds and the motion is unanimous.

Item 22, Septic setback derived from soil mapping. C-19 is existing house lot with house, septic and well over 300' from lot line. There is no proposal to add septic to C-22 therefore soil mapping is not required. Review of the tax maps confirmed there are no wetlands near C-19. Mark makes a motion to grant the waiver with requirement the 75' septic setback be added to C-19 plan. Eric seconds and the motion is unanimous.

Item 24, Location of all existing and proposed water supply and waste disposal facilities. Mark motioned the waiver be granted for C-22 with Parcel A being there is no proposal to add a water supply and/or waste disposal facility. Requirement C-19 plan shall show existing well and septic. Eric seconds and the motion is unanimous.

Item 38, Compliance with Zoning Regulations. Pam motioned the waiver for item 38 is not applicable because the Zoning regulations are covered by the other 3 waivers. Lee Ann seconds and the motion is unanimous.

Hearing:

- 1- Pam makes a motion to accept the McCuda Lot Line Application 14-01 as complete. Lee Ann seconds and the motion is unanimous.
- 2- The plan and checklist were reviewed and discussed. The Chair polled abutters for comment and/or objections. Barbara Devore and Bob Larochelle representing the Conservation Commission abutting properties have no objections. Colin Robinson, 314 Wilton Rd abutter has no objections.
- 3- Pam makes a motion to approve the McCuda Lot Line Adjustment, Application 14-01 for C-19, C-22 and Parcel A with the following list of conditions. Revisions to the plan and all fees to be completed 90 days from approval.
 - 3.1 C-19 add 75' septic setbacks to the plot
 - 3.2 There will be 3 granite bounds on Wilton Rd. at the corners of both lots.
 - 3.3 There will be 2 iron pins placed at the back corners of the house lot, C-19.
 - 3.4 C-19 add location of water supply (well) with radius, and waste disposal (septic).

Lee Ann seconds the motion. Mark – aye, Eric – aye, Louise – aye.

Adjourn

Pam makes a motion to adjourn. Mark seconds. Motion carries unanimously. Meeting is adjourned at 9:00 PM.