



# MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 \* Fax 603-673-1584

www.MeridianLandServices.com

July 8, 2020

Mason Planning Board  
16 Darling Hill Road  
Mason, NH 03048

Re: Subdivision Plan – Tax Map H, Lot 5 – Brendan Kilcoyne & Timothy O’Toole – Brookline Road - Mason, New Hampshire

Dear Chairmen & Members,

On behalf of Brendan Kilcoyne & Timothy O’Toole, Meridian Land Services, Inc. requests the granting of a waiver from the Subdivision Regulations, section 5.08.10, which limits the length of a Dead End Street to 1000 feet. This request for a modification of the Subdivision Regulations regarding section 5.08.10 is allowed when, in the opinion of the Board, specific circumstances surrounding the Site, or condition of the land in the Site, indicate that such modification will properly carry out the purposes and intent of the Master Plan and of the Subdivision Regulations.

The Site (Lot H-5, 203.749 acres) has only one small section (69.90 feet) of frontage along Brookline Road for access and Gould Mill Brook crosses the Site. In order to access the Site’s buildable area along the ridge line in the middle of the Site, Gould Mill Brook will need to be crossed and a suitable area provided for a cul-de-sac turn-a-round. The Site has an existing causeway, crossing Gould Mill Brook at approximately 525 feet to 685 feet from Brookline Road. Gould Mill Brook has an expansive wetland area on the easterly side of the existing causeway, which provides the Site with a limited area westerly of the wetlands and southerly of the causeway for the turn-a-round placement.

We have met with the Mason Road Agent & Fire Chief on two occasions, May 29, 2019 & July 8, 2019 to discuss the Proposed Road and Fire protection for the Site. To address the Road Agent’s & Fire Chief’s concerns, we have revised the turn-a-round from a hammer head to a cul-de-sac, shortened the Proposed Road length to 1245 feet & provided a Fire protection drafting Site. We have also received letters from the Road Agent & Fire Chief that support the waiver request, attached.

The applicant submits and requests the Planning Board find, that strict conformity to the Subdivision Regulations regarding section 5.08.10 would pose an unnecessary hardship to the applicant in this Subdivision Plan application for a four Lot subdivision (all Lots to be 50+ acres) and that a waiver of section 5.08.10, would not be contrary to the spirit or intent of the Subdivision Regulations. Alternatively, the specific circumstances relative to the Site and conditions of the land in such Site indicate that the waivers will properly carry out the spirit and intent of the Subdivision Regulations.

Thank you for your consideration,

Very truly yours,

Meridian Land Services, Inc.

  
Randolph A. Haight, LLS, Project Manager



**MASON FIRE-EMS DEPARTMENT**  
*Proudly serving the community of Mason since 1962*



Randolph A. Haight, LLS  
Meridian Land Services, Inc.  
P.O. Box 118  
Milford, New Hampshire 03055

July 17, 2019

Dear Randolph A. Haight, LLS:

On our first meeting, on May 29<sup>th</sup> we discussed a few concerns regarding the plan for the proposed road to service the four-lot subdivision of Lot H-5. The most important of these concerns were the proposed hammerhead turnaround and water supply to the area. After our second meeting on July 8<sup>th</sup>, all our concerns were addressed, and issues remedied. A cul-de-sac will now provide adequate access for emergency vehicles and a gravel access driveway will provide access to the fire pond.

These improvements exceeded our expectations and we are comfortable with the proposal from Meridian Land Services, Inc. from an emergency services standpoint.

Sincerely,

Fred Greenwood  
Fire Chief  
Mason Fire-EMS Department

**RECEIVED**

JUL 22 2019

Meridian Land Services

July 9,2019

To the Mason Planning Board

I have met twice with Randy Haight of Meridian Land Services to go over the proposed road for the subdivision of lot H-5 off Brookline road. The fire chief requested a cul-de-sac at the end and a fire pond which have been added in to the drawings. I approve of the changes and would recommend a waiver for the total length for a dead end road. If you have any questions feel free to contact me.

Dave Morrison Road Agent

Mason Highway Department

603-878-2279

roadagent@masonnh.us