



April 22, 2026

Dane Rota, Chair
Mason Planning Board
16 Darling Hill Road
Mason, NH 03048

Re: Onyx Proposed Gravel Operation
1524 Brookline Road, Mason, NH

Dear Mr. Rota and Members of the Planning Board:

This correspondence and the attachments herewith are intended to serve as a follow up to the application of Onyx Corporation for a proposed Gravel Operation at 1524 Brookline Road, Mason, NH. You will recall that the Excavation Permit Application for this subject was submitted to the Town of Mason on January 14, 2026.

A. Notification and Regional Impact:

Accordingly, as required for this application the Planning Board (Board) notified the abutters and provided proper legal notice and held a public hearing on February 25, 2026. During this hearing the Board made a positive determination of Regional Impact and invited the town of Greensville, NH to the west, the town of Brookline, NH to the east, and the town of Townsend, MA to the south to participate as allowed and outlined in NH RSA 36:56. To that end, the continued public hearing on March 25, 2026 included some officers and/or elected officials of each of these communities.

B. Traffic Scope:

Subsequent to the second public hearing on 03-25-2026 various officials in Mason, Brookline, and Townsend participated in a call with the applicant's traffic consultant, Dr. Kim Hazarvartian and others to discuss the proposed traffic scope. This resulted in a proposed revision to the submitted Traffic Scope submitted by myself via email on April 3, 2026, which was approved by the Planning Board with notification via email by Mr. Cashin on April 9, 2026. Dr. Hazarvartian has commenced this study and is hopeful that it will be ready to submit prior to the May 27 Planning Board meeting. The Traffic Scope as approved is included in Appendix A.

C. AOT/NHFG Review (Wildlife):

As mentioned at the March hearing, New Hampshire Department of Environmental Services (NH DES) has recently changed the Alteration of Terrain (AOT) process as well as most of the Land Permitting processes. One of the larger changes is how NH Fish and Game (NHFG) and NH DES coordinate review of land developments through the AOT process. The new system offers improvement in structured format but because it is so brand new and completely different the process is alien to both applicants and reviewers. In any case, for this project the initial steps

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are underway. The DataCheck Tool Request was filed by the applicant through a formal online request and a file number was generated (HQM-9WRE-92Q2W) with payment of a filing fee. This generated a DataCheck Review by NH DES Ecological Review Section (DCT ID: DCT26-0678) which yielded a report that:

- Ecological review is not needed based on provided information for Plant and Exemplary Natural Communities (eg plants).
- Ecological Review is needed for Wildlife and Critical Habitat for 5 select vertebrate species.

Following this we are in recent receipt of an email listing 12 items required to begin the Ecological Review. We are in the process of compiling that information to transmit to NH DES. The new process requires the Ecological Review process to be completed prior to submitting an application for an AOT permit.

All of these correspondences related to NH DES NHFG review are included in Appendix B.

D. Emergency Action Plan:

Onyx Corporation will employ an Emergency Action Plan (EAP) for this project. A sample, first draft is being submitted to the Board for consideration.

E. Phasing Revision:

As discussed during the hearings the Mason Planning Board regulations limit excavation areas as follows:

Section XI, B.: There shall be no more than three (3) acres of open excavation on the site at one time, unless otherwise approved by the Board.

The Excavation Plan is amended to limit each phase to no greater than 3 acres of open excavation at one time. Furthermore, as mentioned at the last hearing, since the majority of the earth removal is at the southeastern portion of the property and the western portion has some areas of till, some wetlands, and not as clean limits and due to the long lead time the proposed excavation has been divided into two projects: Project 1 is incorporated in the southeastern portion with the balance of the property, including the other side of Lancy Brook, in Project 2. As such, this application is for Project 1 only and the excavation in Project 2 will be the subject of a separate Excavation Permit application in the future. Whether Project 2 is to be an extension of this application by amendment or considered a unique project will be determined at that point in the future.

F. Septic / Wells:

A search was conducted of the neighborhood septic systems on the online portal at NH DES. This yielded record plans for properties at Assessor's ID H-29-1, H-32, and H-39. However, records for the most important lots being the subject property and H-30 (Connor) were not found therefore on site reconnaissance will be attempted to be used to locate these in future revisions.

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G. Soils Exploration:

Onyx has performed some soil testing throughout this property to understand the types of soil (sand and gravel), depths, estimated seasonal high groundwater elevations, etc. The location of the test pits and borings are shown on the Plan Set. The boring logs (6) and NRCS soil printouts are presented in Appendix C.

H. Plan Revisions:

The Excavation Plan Set is revised as Revision 1, dated April 22, 2026. These changes include the following:

- i) The plan incorporates significant phasing and grading changes as described in E. above. Note also that some phases end at a slope adjacent to the future phase. When that next phase is commenced the slope from the previous phase needs to be excavated. This is shown as overlapping and so these areas are accounted for in both phases. All phases are designed to limit the area of excavation to under 3 acres = 130,680 square feet.
- ii) The 2 acre area surrounding the existing home on the property is now shown as not in Current Use. The remainder of the property is in Current Use.
- iii) Lancy Brook limits within the property are shown.
- iv) The proposed sight line improvement along the curve near Campbell Mill Road intersection is graded as part of Phase 1 (Phase 1B) and a profile of the sight line is provided.
- v) Various details were added including a Stone Construction Entrance, Spillway Detail, and others.

We expect to present this update to the Planning Board at the continued hearing on April 29, 2026.

Sincerely
MEISNER BREM CORPORATION



Jeffrey A. Brem
Principal Engineer

Cc: John Durkin (email)
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Michael Tierney (email)
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