

Town of Mason, NH Planning Board

16 Darling Hill Road, Mason, NH 03048



Meeting Date: May, 27, 2026

Location: Mason Elementary School, 13 Darling Hill Rd. Mason NH 03048

Minutes: **Approved**

Call to Order

The meeting was called to order at 7:05 PM by Dane Rota.

Attendance

	Attending	Absent	Voting
Dane Rota (Chair)	X		X
Katie Boots (Vice Chair)	X		X
Chris Jones	X		X
Antje Skorupan	X		X
Jenny Scholl	X		X
Cassie Cashin (NRPC)	X		N/A
Sarah Harkonen (alt)	X		

Date of Next Meeting

The next meeting is Wednesday, June 24, 2026 at 7:00 PM at Mason Elementary School.

Minutes of Previous Meeting

The Planning Board reviewed minutes of April 29, 2026 for omissions and corrections. Dane made a motion to accept minutes as amended, Chris seconded.

Motion passed with unanimous vote.

Site walks

May 2, 2026: The board reviewed site-walk minutes and Dane asked Chris Jones to summarize the walk. Sight distances and Phase 1 were described by Jeffrey Brem/Meisner Brem Corp. Multiple questions were asked about the area and for fueling.

May 17, 2026: Chris and 3 members of the Conservation Commission attended a site walk for the purpose of wetlands and the proposed pond sites within sections 1C and 8. They walked the N and NW portion of the property.

Bob L./Conservation Commission: The smaller pond located in section 1C is proposed to be the source of water for dust suppression and Mason Conservation Commission questions the use of frequent use of pond water for dust suppression near pristine wetlands and this could affect the wetlands negatively. Mason Conservation Commission questions the need for a larger pond in Section 8. Concerns were shared regarding the isolated vernal pool and a 50-foot buffer and recommended at least a 100-foot buffer. Other concerns are calcium chloride usage and the area being a wildlife corridor.

Communication to the Board

Bob Baskerville, PE from Bedford Design Consultants reached out about Lot H-40 and a potential 4 lot subdivision. See Conceptual Discussion.

Public Hearings

MAS PB 2026-01: An application by 1524 Brookline Road, LLC, owner, proposing an excavation site plan on Tax Map H Lot 31 (67.01 acres) located on Brookline Road. The proposed excavation is designed with 8 phases and is expected to span 8-15 years where the applicant will excavate and screen up to 5 acres at a time, with a trucking route proposed south along NH Route 13 through Brookline, NH. Zoning District: GRAF. Representing this project Jeffrey Brem, PE of Meisner Brem Corporation, John Durkin of Onyx Corporation, Amanda Mirfield of Onyx Corporation, and Mike Tierney of Wadleigh, Starr, and Peters PLLC on behalf of Onyx Corporation. Continued from 4/29/2026.

Jeffrey B/Meisner Brem Corp. Discussed 1B phase and line of sight. The pond in section 1C pond will supply water for the operation and dust control. Discussed mitigation of sand on the roadway. Boulders to be placed at the entrance of the operation. A trailer to be on site and discussed equipment fueling. 5 acres cut to 3 acres. Traffic study to “hopefully” be done by the next PB meeting. Emergency action plan done. Discussed operation plan types of trucks to be hauling. 12 items were submitted and awaiting approval from DES. AOT submitted. Environmental constraints well documented.

Tanya Roberts 1329 Brookline Road, Parkers Maple Barn. The owners of Parkers Maple Barn Restaurant questioned the likelihood of dust from Onyx and outdoor restaurant seating. “How is dust kept down?” John Durkin /Onyx explained there is ground water that is 15 ft deep and trucks will be filled with this water and sprayed.

Dane/PB: Confirmed that at least 2 employees on site at all times.

Chris/PB: States water usage of around 30,000 gallons per week. Discussed remote dust monitoring on the perimeter of the sand pit.

John Durkin/Onyx: Discussed wind and direction and average wind down-wind of the location and are amenable to discuss monitoring. He has used calcium chloride in the past and will use with permission. Discussed wind and temperature monitoring.

Conservation Commission shared concerns with Calcium chloride and tributary waters.

Alan Rosenberg/Co-chair of Brookline Planning Board: Shared 3 concerns. 1. Environmental. Use of water for dust control, are wells used?, questions PFAS if water is brought in, and drought and watershed concerns. Multiple questions regarding on-site fueling station design. Would like a more detailed description of the station. Requesting that the Storm Water Management Plan have an independent third-party review. 2. Emergency Action Plan: Concerned because the plan is generic and some information is incorrect and would like more specific details. 3. Roads: Requesting a list of alternative routes and the ability to provide input on prohibited trucking routes. Road safety, traffic safety, and infrastructure is still a concern. Discussed a realistic pavement engineering estimates on the impacts to Mason Road. Concerns shared of the structure of the road and bridge over Gould Mill Brook. Remaining concerns are enforcement procedures and point of contact for issues that may arise. A request for additional information: Road and infrastructure study evaluating long term impacts of truck traffic, independent engineering review of storm water management plans, draft AoT with Brookline Conservation Commission included as a reviewing authority and a realistic on-site fueling plan with an engineered plan for the concrete fueling pad.

Dane: Concern for traffic, dust and road impact.

Tyrell Borowitz/NRPC. Road Surface Management. Tyrel help facilitate the conversation between Brookline, Mason and Onyx to come up with a solution to increased pavement degradation.

Mike Tierney/Represents Onyx: Explained performance bond for reclamation plan only and RSA 674:21 for addressing additional costs/impacts.

A Mason resident inquired about the status of the AoT permit and informed everyone that residents can send DES comments directly at AOT.NH.Gov. Onyx stated that the Ecological Review has been accepted, and once it is approved, they can submit the AoT. The resident added that Calcium Chloride dangerous ecologically.

Melanie Levesque: Shared concerns of the weight of trucks over bridges and road wear and that towns are not prepared for the cost of repairs. The state of NH has decreased money to towns for roads.

Jay Kramarczyk, Mason Road, Brookline: Spoke of the Onyx proposal has no accepted use based on Mason's regulations and ordinances. Discussed Mason Excavation Regulations Section VII: Prohibited Projects with attention to section D. "Shall not grant" mandates. The Planning Board may not grant a permit for projects that meet the description. Mason Site Plan Review Regulations Section 2 (Purpose), Section 4 (when required), Section 7 (General standards and requirements) B, C, D and F.

Parkers Maple Barn: Shares concerns about traffic analysis not being done at the correct time of year. "Spring and Fall are the busy times of the year." Concerned about alternate routes and truck traffic.

Michael Chang/Mason: Questioning reclamation bond and how it works. The bond must be acceptable to the Board of Selectmen.

Sarah Harkonen, Mason, Abutter: Owns the property across from section 1B. Concerned because no buffer and her property is elevated and concerns about seeing the sand pit.

Mike Tierney/Represents ONYX: Discussed a 30-foot buffer and expectation that Onyx to plant something fast growing such as white pine. The Planning Board has a say in what shall be planted.

A Mason resident asked if there is a schedule for land clearing? Discussed clearing in phases.

Dylan Conner/Mason/abutter: Concern for depreciation of home. Dane suggested seeking legal counsel.

Chris: How do we help Dylan?

Dane: Discussed application is nearing the expiration of the 95-day timer and asked the applicant if they would like an extension. The applicant requested that the case be continued to the June 24, 2026 meeting and will send Cassie something in writing for the record.

Chris made a motion to continue the hearing June 24, 2026 with Onyx, Antje seconded.

Katie vote nay and Dane and Jenny aye.

Motion passes 4 aye and 1 nay.

A public hearing to review the proposed amendments to the Mason

Subdivision Regulations to improve the requirements pertaining to water supply regarding Mason Fire Department operations. The proposed amendments will be considered by the Board for adoption.

Katie summarized: The distance measured from the center line of the driveway entrance to the nearest fire protection source is greater than 1,000 feet, the applicant may install a cistern or other fire protection method approved by the planning Board with consultation of the Mason Fire Chief.

Cassie: This amendment is clear and consistent.

Chris motioned to approved Town of Mason, Subdivision Regulations 5.24 On-Site Fire Protection Facilities Required New Proposed Language 5/27/2026 as written. Dane seconded.

Motion passed unanimously.

Other Business

Conceptual Discussion. Nonbinding informal. Robert Baskerville, PE, Bedford Design Consultants: Discuss a potential 4-lot residential subdivision on Lot H-40 located on Brookline Road with the Planning Board.

Robert's client owns two adjacent lots with 705 feet of road frontage. Discussed road frontage, width of lot in comparison to frontage, proposed road to be built and hammerhead dead end, drainage at the end of the road, and elevation drop at the center of the property. No determination was made but the Planning Board suggested that due to odd shape lots and road not being a Cul de sac, this is unfavorable.

Master Plan updates

To publish land use material late 2027.

Planning Board recommendation for NRPC Commissioners (vote)

There are two positions available for the town of Mason.

Chris Jones/Planning Board agreed to represent Mason at NRPC and Bob Larochelle/Conservation Commission to discuss with Conservation Commission at the next meeting.

Katie motioned to recommend Chris for the position of NRPC Commissioner to the Board of Selectmen. Dane seconded. Motion passed unanimous vote.

FEMA FIS & FIRM pending updates

Discussed flood plain maps and that the last map was published 2009. Mason Board of Selectmen to adopt FIRM and FIS after new maps are released in June.

Regulatory Changes

Discussed population, housing and land use briefly.

Follow up on prior cases with outstanding conditions

Case 20-02 Kilcoyne & O'Toole Subdivision. Cassie informed Planning Board that there is substantial progress made. Apron and culvert complete. Road is incomplete.

Adjournment

Dane made a motion to adjourn at 9:31 PM, Katie seconded.

Motion unanimously passed and the meeting was adjourned.

Minutes Respectfully submitted by:
Jenny Scholl, Planning Board Member