



Planning Board Minutes  
PO Box 277

Dublin, NH 03444  
March 7, 2024

The Planning Board met in the Town Hall's lower conference room. Present were Don Primrose-Chair, Susan Peters, Select Board Representative, Members: Francis McKenna, Kirsten Colantino, Caleb Niemela, and Alternates, Karl Eckilson, Archie McIntyre, and Neil Sandford. Absent were Donna Garner-Vice Chair, Member: Katy Wardlaw and Alternate: Brie Morrissey. A list of other attendees attached.

**Call to Order:** Don called the meeting to order at 6:01 p.m. appointing Karl and Archie to sit in for Donna and Katy, respectively.

**Approval of Planning Board Minutes, February 15, 2024:** Susan "motion to approve the minutes as amended". Francis seconded. The motion passed with Caleb abstaining.

**Approval of Planning Board Site Visit Minutes, March 2, 2024:** Caleb "motion to approve the minutes as written". Kirsten seconded. The motion passed unanimously.

**Old/Unfinished Business**

**Driveway Access Application, Map 6 Lot 59D:** Benton Grant has concerns about the expense of replacing the wetland drainage pipes and has expressed a desire to withdraw the subdivision application. The Board would like to see the driveway go forward moving it 40-feet, +/- west out of the wetland buffer area. Don made a "motion to allow the current engineered driveway plans from December 6, 2023 to be used with hand notation or approved subdivision plan that the driveway will be moved 40-feet +/- to the west. The change being marked on the master mylar plan as well." Francis seconded. The motion passed with Caleb abstaining.

**Driveway Access Application, Map 4 Lot 46-2:** Don made a "motion to approve the driveway permit as laid out by Jedidiah Paquin, Paquin Land Surveying." Kirsten seconded. The motion passed unanimously.

**Review of Application for a Minor Subdivision Map 4 Lot 46-2:** Caleb read the checklist to the Board with each element accounted for. Jed explained the merits of the subdivision mentioning that a waiver on the wetland buffer would be advantageous to the market value of the

property. Don asked if they were asking for a ruling on a wetland waiver this evening and if so, the Board could not even rule on the subdivision as another site visit would need to be conducted and the Conservation Commission would need to be present. The owners decided not to pursue the wetland waiver at this time. Don made a “motion to accept and approve the subdivision application for Map 4 Lot 46-2 as submitted subject to 1) Receiving a copy of NH State subdivision approval and 2) A signature approval block to be put on the plan.” Kirsten seconded. The motion passed unanimously.

### **Other Business**

#### **Conceptual Consultation with Chris Kessler, PLA on behalf of Dublin Lake Club Map 15**

**Lot 3:** The Board held a preliminary, informational panel. Chris gave a presentation on the plans and regulatory questions and challenges regarding the Lake Club’s Phase I and Phase II land use goals. Don will schedule a meeting with John Morris, chair of the Zoning Board to discuss recommendations for the Dublin Lake Club on how to proceed.

**Review of Application for a Permit of Operations for Evolution Autoworks, LLC:** Travis Boyd presented a letter to the Board explaining his request for a Permit for Operations for his automotive company, which would allow him to perform state inspections on motor vehicles. Kirsten read the letter to the Board. Travis outlined his intended scope of operations, and received advice from the Planning Board on how to proceed.

**Next Planning Board Committee Meeting:** Thursday, March 21, 2024, at 6PM in Town Hall’s lower conference room.

**Adjournment:** There being no further business, Don made a “motion to adjourn the meeting at 8:15 pm”. Kirsten seconded.

Minutes respectfully submitted by Pamela Celko

## List of Non-Board Member Attendees Meeting

Date: March 7, 2024

Jedidiah Paquin -representative for Walter Seigl & Laura Carden

Walter Seigl

Laura Carden

Emily Primrose

Travis Boyd

David Shonk

Chris Kessler - PLA on behalf of Dublin Lake Club

Matthew Saveliev – Planning Board Secretary

## Minor Subdivision Map 04 Lot 46-2

