



Open Space Planning Committee

Minutes

January 9, 2008

The committee convened at 10:00 in the Dublin Library meeting room. Members present: Anne Anable, Bill Barker, Ed Germain, Betsey Harris, Henry James, Jack Lewis, Bruce Simpson. Absent: Mike Walker, Sue Yarger, Joe Cavanaugh, and Sterling Abram, member at large.

Minutes of December 12, 2007 were amended to read “5. The Dublin Lake watershed and Beech Hill north to Harrisville along the Monadnock Highlands,” then approved.

The Purpose statement was reviewed by the committee. The “History” section is incomplete, but the draft was accepted with a few minor changes as a viable working document. A new section was proposed to stress regional awareness: the committee’s responsibility to be knowledgeable about land protection, conservation, and recreational use in nearby communities, and to be familiar with the regional expertise available to Dublin including regional, state and federal funding resources.

Priority Area #3 description was discussed. The resulting consensus was that all the descriptions should have a similar structure as much as possible:

- First the *location* would be described. In describing the location, reference should be made to the map of priority areas.
- Then the applicable criteria from the criteria list would be cited to explain why an area was a conservation priority. The suggestion was made that each applicable criterion might be boldfaced for easy identification.

The Boy Scout camp, located in Area 3, came up for discussion. The primary question was whether the area should be included, since it was already developed. Contrast was made between the prevalent wooden buildings, cabins, lean-to’s, shooting ranges and the structures and infrastructure of a residential subdivision. The committee members agreed that, viewed through that contrast, the area was currently only lightly used and only for three months each year, whereas a subdivision would change the land permanently and probably make it impossible to sustain the protection of the applicable criteria. As a consequence, the committee agreed to change the location information, setting the eastern limit of Area 3 at Priority Area 6, and to modify the title of the area as follows:

“Land adjacent to Monadnock State Park between Eveleth Brook and Snow Brook extending eastward to Priority Area 6.”

The discussion of **Priority Area 4** also centered on structure.

- Again, *location* was stressed as important to form the first paragraph. This answers the question of “Where?” and should refer to the map. Some members said the termination of the area should be identified here: e.g. “This area will connect with Priority Area 7 in southeast Dublin.” Others suggested this information could be in the title, as recommended for Area 3.
- The next paragraph should list and succinctly describe the applicable criteria.
- Any additional information should go in paragraph 3.

Considerable discussion followed about how specific the descriptions should be. For example, should many of the animals habiting an area be identified. The consensus was that details should be kept to a modest minimum, sufficient to illustrate why each criterion was appropriate.

The term “wildlife corridor” was discussed, with an awareness that the term is amorphous and usually inaccurate (i.e. most wildlife do not have a set “corridor”). The result was a rewording of the title of Priority Area 4:

“A trail corridor from Mount Monadnock to the southeast corner of Dublin.”

Priority Area 5 involves Beech Hill and the Monadnock Highlands:. Betsey reminded the committee that the area around Dublin Lake should be included, as had been requested at the public meeting of November 7, 2007. Bill asked if “watershed” was an appropriate term for this area, noting that the slope to the lake was fairly steep and hence the watershed area was limited. After discussion, members agreed that “Dublin Lake watershed” definitely was appropriate, noting that maps delineating the watershed area were available at Town Hall.

Committee members again emphasized that all of the Priority Area descriptions should have the similar structures, if feasible.

Discussion followed about the map delineations of the Priority Areas. Other ways of delineating areas were mentioned. Betsey emphasized that the lines should be seen as deliberately “fuzzy.” A review of the year-long process (starting with a topographical map with no lot lines, determining the criteria that Dubliners would want to be protected, looking at areas from the perspective of the Town and the region as a whole) ended the discussion: fuzzy delineation seemed the most useful method for it provided a general picture of where and why protection was important. Betsey emphasized the “fuzziness” of the delineation, stressing that not all parcels within an area needed to be protected and

that parcels outside an area might well justify protection, based on the list of criteria. Nevertheless, Priority Area delineation provides a valuable overview. The committee discussed the usefulness of joining up and expanding Areas 1 and 2, Bill brought up the advantages of land protection for the Town, urging that these be included in the Purpose Statement. Ed said that many of these, including the economic advantage, were covered in the Dublin Master Plan, which could be referred to. The meeting ended at 11:55 with each committee member charged with revising his or her Area description, keeping to the recommended form as much as possible.

Respectfully submitted,

APPROVED

Ed Germain
Secretary