



Dublin Planning Board
Public Hearing
ADU Language
January 18, 2024

In person and via ZOOM

The Planning Board met at 7:00pm in the basement of the Town Hall. Present were Don Primrose- Chair, Donna Garner- Vice Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Katy Wardlaw, Kirsten Colantino and Alternates: Karl Eckilson and Archie McIntyre. Absent were Alternates: Bob Sardinskas, Brie Morrissey and Neil Sandford.

A list of other attendees attached.

Call to Order: Don called the Public Hearing to order at 7:00pm receiving a note from John Morris which stated "This public hearing was improperly noticed under RSA 675:7-II and therefore can not be held." John's complaint was that he came to Town Hall but didn't receive the information in the format he wanted. The Board reviewed the notification procedure and believes the notification process was properly conducted/noticed. Don mentioned that the complete ADU language was posted on the Town Hall bulletin board, but John was not directed to go there. John claimed not to have knowledge of any of the proposed ADU language. meetings Don made the decision to reschedule tonight's meeting.
Public Hearing was continued to February 1, 2024 at 7:00PM.

Adjourn: Don closed the Public Hearing for ADU Language at 7:10PM.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees

Public Hearing for amendments to the Dublin Zoning Ordinance and Land Use Regulations

Date: January 18, 2024

Emily Primrose

John Morris

Joan Griffin

Hancock Rd., Peterborough, NH, on Tuesday, January 9, 2024 at 6:00 p.m. (Snow Date: Tuesday, January 16, 2024 at 6:00 p.m.)

* A Public Hearing on the Articles of Agreement will be held at the Office of the Superintendent of Schools, SAU Board Room, 106 Hancock Rd., Peterborough, NH, at 6:30 p.m., on January 9, 2024 (Snow Date Tuesday, January 16, 2024 at 6:30 p.m.), to consider the adoption of a proposed amendment to Article 5 of the Articles of Agreement among the pre-existing school districts of Antrim, Bennington, Dublin, Frankestown, Greenfield, Hancock, Peterborough, Temple, and Sharon.

The text of the proposed amendment is as follows:

Amend the sentence in Article 5 that reads "Elementary Schools shall be maintained in Antrim, Bennington, Dublin, Frankestown, Greenfield, Hancock, Peterborough, and Temple" as follows:

"Elementary Schools shall be maintained in Antrim, Greenfield, Hancock, and Peterborough (removing the towns of Bennington, Dublin, Frankestown, and Temple from the original Article)

If the amendment is adopted, Article 5 would read as follows in its entirety:

The Contoocook Valley School District (ConVal) shall be responsible for grades one through twelve (1-12) and Kindergartens. Kindergartens were previously authorized by a vote at an annual Cooperative School District meeting. Grades nine through twelve (9-12) shall be educated at the centrally located Senior High School in Peterborough. Grades five through eight (5-8) may be educated at the Middle Schools in Antrim and Peterborough. Elementary Schools shall be maintained in Antrim, Greenfield, Hancock, and Peterborough. As school populations change, students from the Middle Schools may be reassigned to Elementary School locations. Such reassignment needs would be determined by

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1. Amend Article II - Definitions;

*Remove the term - Accessory Living Unit and its definition.

*Add new term and definition - Accessory Dwelling Unit

*Add new term and definition - Owner Occupancy

2. Amend Article X Table of Use Regulations A:2. Replace with Accessory Dwelling Unit

3. Amend Article IV, Remove section "N" Primary and Accessory Living Units

4. Proposed new Article - Article XXVIII Accessory Dwelling Units

Public Hearing - new,

"Planning Board Rules of Procedure"

Proposal by the Planning Board to amend existing rules. Amend: Time and place of meetings

The complete text of the proposals can be found on the town website and available for inspection at the Town offices.

Don Primrose - Chair

Jaffrey-Rindae

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