

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
November 4, 2023

Public Site Visit Minutes

Map 6 Lot 59 Sub D

The Planning Board met on site November 4, 2023, at 9:00am. Present were Don Primrose Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Kirsten Colantino and Alternates: Archie McIntyre and Karl Eckilson. Absent were Members: Donna Garner- Vice Chair, Katy Wardlaw and Alternates: Bob Sardinkas, Brie Morrissey and Neil Sandford.

A list of other attendees attached.

Call to Order: Don opened the Public Hearing Meeting at 9:00am appointing Karl and Archie to sit in for Donna and Katy respectively.

Before walking the property, Don had prepared a color-coded map to allow Board members a visual of the property that they were about to walk in regards to Property boundaries, wetlands, wetland buffers, the two lots, and where the two requested driveways - existing and proposed - would be, as well as where the buildable house site may be located on each proposed lot. Please find a copy of this map attached to the minutes.

Don also stated that this site visit serves twofold: 1st to determine if a driveway waiver for the wetland buffer zone is appropriate and 2nd to serve as the actual site visit for the subdivision if application is determined to be complete.

As discussion began right along the roadside of Route 101, immediate safety concerns were raised by members. Although the speed limit is 35MPH in that area, questions about compliance were asked plus there is a passing zone in the area where each driveway would enter Rt 101. Sturdy had placed markers to indicate where the driveway would enter on to the property noting that it was his best guess and that the path could differ. Regardless, they pass over wetland buffers and would require waivers. The clay culvert was evident with several depressions in the ground. Several members walked to the east wetland pond area and followed its path of drainage into the west wetland.

Although a formal motion was not made, Sturdy Thomas, representing the property owner, stated he “understands that an engineered driveway plan will be required as well as a report from a wetland scientist”.

Much discussion was held on site concerning State requirements of frontage, driveway site visibility, wetlands regulated by the State versus wetland buffer zones controlled by towns. Visual assessment of the dilapidated buildings was met by promises made by Mr. Thomas that they would be razed.

This Public Hearing will be continued on November 16, 2023, in the basement conference room at Dublin’s Town Hall at 7:15PM to 7:45PM with the purpose “Determination that the Application is Complete”. Proper notification has been posted.

Adjournment: There being no further questions, Don made a “motion to adjourn the site visit meeting at 9:35am”. Karl seconded.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees
Public Hearing-Sie Visit Date: November 4, 2023

Sturdy Thomas-representing property owner
Conservation Committee Members:

June Brening
John Morris
Brooke Sullivan

Abutters:

Peter Keynon
Alexis Thayer



Map Color Key:

Pink- Property Boundary of the two subdivisions

Orange- Clay culvert through wetland buffer

Yellow- Proposed shared driveways

Dark Green- Buildable plot to include house and septic system

Planning Board Continuation of Planning Board Site Visit November 4th

POSTED ON: OCTOBER 30, 2023 - 4:17PM

The Planning Board plans to continue the public hearing from 10/19/23 to November 4th, at 9:00 a.m., located on site at 779 Main Street, Tax Map 6, Lot 59D. Rain or Shine, All are welcome.