

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
October 13, 2022

The Planning Board met for a special meeting on October 13, 2022 at 7:01 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Katy Wardlaw, Susan Peters, Donna Garner, Don Primrose, Bob Sardinkas, Margaret Page, Rick MacMillan, Neil Sandford, Archie McIntyre, & Sean Macy

Archie McIntyre: Grandfathered Sugarhouse 27 Page Road, Map 3, Lot 26

Archie McIntyre sat before the committee in regards to grandfathering in their sugarhouse. They live at 27 Page Road in Dublin. Archie uses the sugarhouse as a workshop. The foundation of the sugarhouse is crumbling. Archie submitted a packet, describing the age of the sugarhouse & a site plan for rebuilding. Archie is proposing to rebuild the sugarhouse to its original structural integrity. This site plan outlines how the sugarhouse overlaps wetlands. Archie stated that it is a grandfathered structure. In the plan, there is no plumbing required & the dimensions of the sugarhouse will stay the same. Bruce referenced the ordinance. The structure is not growing in size & is not changing in use. The possibility of repurposing the sugarhouses original wood was discussed. The logistics of machinery developing the new sugarhouse was discussed, pertaining to how wetlands would be affected in the process. Caleb Niemela reported to the Planning Board that he would recuse himself, providing the fact that he is a property abutter to the Page property. Bruce discussed the language in the ordinance. Bruce made a motion to allow the work on the structure pursuant to Article X E 1. Which allows a damaged nonconforming structure to be rebuilt so long as it was the same size and square footage, conditioned on a silt fence being installed to protect the wetlands, no heavy machinery on the wetlands side of the structure, and restoration of any wetlands disturbed. The Board voted & it was unanimous.

Chris Kessler & Sean Macy: Dublin Lake Club Map Fifteen, Lot 3

Chris Kessler & Sean Macy sat before the board in regards to wetlands provisions, looking to understand the parameters for various changes the Club was considering on its waterfront. Chris gave a breakdown of the Dublin Lake Club site plan. This plan involves developing the beachfront to combat erosion. The plan considers overall enhancements that can be made. The suggestion of moving the bathhouse toward the parking area was reported. The park structure located at the Dublin Lake Club lawn was also discussed in regards to redevelopment. Chris Kessler spoke of coordinating with the code enforcement officer verbally in regards to ideas of redevelopment. The code enforcement officer mentioned discussing this before the Planning Board for clarification & approval. Bruce suggested confirming with a wetland scientist in regards to redevelopment, clarifying whether or not these are functioning wetlands. Bruce mentioned the benefit of a site plan & visit for further

review. Bruce mentioned this matter may well need to go before the ZBA board for review & approval. The Conservation Committee was considered & will be informed when there is a hearing.

Katy Wardlaw: Ivy Vann

Ivy Vann is a certified planner in the state of New Hampshire. Katy mentioned organizing a presentation from Ivy Vann. She was on the planning board for the town of Peterborough. She developed Master Plans for multiple New England towns. Ivy Vann is considered for her dynamic public outreach methods. Katy presented before the Board the idea of Ivy Vann being hired on to help work on the Zoning Ordinance with the HOP grant funds. The goal for hiring on Ivy Vann is to hear her perspective on how to develop affordable housing in Dublin. The Board agreed & going to reach out to Ivy Vann to join the next Planning Board meeting.

New Meeting Date for Planning Board

The Board discussed the possibility of meeting on a different Thursday for the following meeting. The 2nd or 3rd Thursdays were considered via email & before the live meeting. Bruce made a motion to move the meetings to the 2nd Thursday of the month. Caleb second & then Bob as well & the motion passed.

Meeting Minutes for September 1, 2022

Several editorial changes were noted and Bruce asked for further sentences about the improved technology that is still being looked at with the basement renovations. Steve moved to accept the minutes as amended. Seconded by Bruce and the motion passed.

Grant Considerations

The grant proposal has been written & is currently ready for submission. The application itself encompasses all three grants. Don mentioned changing the contact name on the application. The contact will be changed to Katy Wardlaw. Bruce is going to make some adjustments & incorporate Katys side of the application. Bruce made a motion to mail in the application, Donna then second the motion & the motion was passed.

Rotary Park Sculpture Application

The Dublin Rotary Club & the Conservation Committee is working toward installing a sculpture park in the town of Peterborough. They received a grant toward this project. The Dublin Rotary Park was not considered for this project due to its lack of user viability & parking. Multiple sites are still being considered. There is a sculpture on loan for when the project is ready for launch.

At 8:44PM Bruce moved and Steve seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Alyssa A. Vautier, Secretary