

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
January 3, 2019

The Dublin Planning Board met for a regular meeting on January 3, 2019, at 7:00 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Gregg Fletcher and Allen Hearn. Dale Gabel attended as the selectman's representative and Alternate Neil Sandford was present. Tomas Johnson attended as did John Morris, chair of the Dublin Conservation Commission.

Albion Properties, LLC wetland buffer waiver request, Map 3, Lot 41-B

Caleb and Steve recused themselves because they both are abutters. Bruce appointed Neil to serve in Caleb's place. Tomas Johnson attended and presented a new letter from Fieldstone Land Consultants stating that from a wetland scientist viewpoint the decreased buffer zone would not adversely affect the wetland. The topography would help protect the wetland in their opinion. Bruce read the ordinance that grants the board authority to reduce the 100 foot wetland buffer zone. Bruce asked if the board was persuaded that this application does not adversely endanger the wetland. Tomas explained how the driveway would be redesigned and it would not be in the 100 foot buffer zone. The only thing that would be within the 100 foot buffer zone would be the house and a small area around it. Neil asked why the Conservation Commission did not recommend approval. John shared that they would like to see the waiver limited to just the area by the house and not for the whole property. Dale pointed that the wetland scientist indicated that anywhere along the 100 foot wetland setback for 300 ft from Korpi Rd would not to be endangered. Bruce moved that the board grant a waiver from the wetland buffer rules to allow the reduction to 60 feet for no more than 200 feet south from the center of Korpi Rd. Dale seconded and the motion passed unanimously. Bruce stated that a new site map would suffice so another driveway application is not needed.

Driveway Application for John and Martine White, Map 15, Lot 19

The board reviewed the plan that was submitted and noted that this is a driveway to a proposed barn. They reviewed the regulation which state only one primary access unless there is an evident need. They board noted that the road is dropping in elevation and approximately 100 feet from the first driveway. The board examined the slope and could not determine if there is a steep slope and a need for culverts or things in place to deal with stormwater runoff. The question as to whether the water would be channeled on to the road was raised. The board determined that there is not enough information on the plan to make a decision. The secretary will write the applicant and ask for a better plan, showing elevation of the building and driveway and also showing surface of driveway and how the drainage will work and if there is a need for a culvert where it will be placed and the specific reason why a second access is required under Driveway Regulations, Article IV, section M. If it qualifies as

a steep slope [Zoning Article XIV, section D.1-5] then the ordinance requires an engineered plan.

Minutes of the December 6th meeting

Dale pointed out three mistakes in the minutes, a couple eds were removed and an incomplete sentence was removed. Dale moved to accept the minutes as amended and seconded by Gregg. The motion passed.

Changes to the ordinances

Allen had researched several options to keep people from doing sub-divisions by piecemeal. He presented several possible wordings that other towns have used. Dale asked why we should care if someone does do multiple minor sub-divisions, instead of a major subdivision. He pointed out that there are advantages and disadvantages, both ways. The board considered changing the conservation subdivision to allow wetlands and steep slopes, or some portion of them to be included in the density calculations. Steve suggested that we propose a two acre minimum lot size in the rural district. Dale suggested that the wording of the conservation subdivision be changed to allow the applicant to decide which land to put into conservation. The Board will revisit these issues.

The secretary shared that the registry has changed its fees so the board decided to reduce the fee for delivering the plat from \$75 to \$50 and ask each applicant to supply a check for \$51 for the LCHP and the registry fee. The new website is now controlled by the assistant town administrator and there are a lot of things presently missing which the secretary does not have control over.

Dale moved for adjournment at 8:49 PM. Gregg seconded the motion and the motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary