

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
July 18, 2019

The Dublin Planning Board met for a regular meeting and public hearing on July 18, 2019, at 7:02 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Donna Garner and Allen Hearn, Gregg Fletcher, Steve Baldwin and Caleb Niemela. Walter Snitko attended as the selectman's representative and alternate Neil Sandford was present.

#### **Minutes of the June 6<sup>th</sup> and June 20<sup>th</sup> meeting**

Steve moved to accept the June 20<sup>th</sup> minutes as written. Seconded by Allen and the motion passed. The time of adjournment (8:15) of the site visit was added. Gregg moved to accept the minutes as amended. Donna seconded the motion and the motion passed.

Review of plot plan presented by surveyor Edward C. Goodrich for more land going into conservation under the Dublin Lake Watershed Association.

#### **Public Hearing for Anthony Bennett Minor Subdivision, 340 Lower Jaffrey Rd, Map 3, Lot 48**

Bruce opened the public hearing at 7:17 PM. Bruce reminded the board that they had previously gone through the sub-division checklist. Bruce asked Anthony if there were any easements and he answered no. The question of a shared driveway was raised and he answered that the surveyor was working on it but he did not think anything had been written. Bruce suggested that a maintenance agreement should be added to the deed and be made a condition of approval. Bruce went back through the checklist. He noted that the topographical and wetland delineation had been waived at the June 6<sup>th</sup> meeting. Caleb asked about how the driveway easement and maintenance agreement would be completed and Bruce replied that it would be done within the week. Bruce moved that the application does not have regional impact. Seconded by Caleb and the motion passed. Caleb moved the application as complete. Seconded by Allen and the motion passed.

The merits of the application were then considered. Bruce read a letter from Amedine Bella. She raised questions about wetlands and environmental issues. The board weighed the concerns raised and noted that a septic system comes under the NHDES. As far as a development, it creates only a single lot which allows a single family dwelling under Dublin Regulations. Caleb moved to approve the sub-division with the provision that the proposed deed sets out an easement and maintenance agreement for the driveway. Seconded by Donna and the motion passed. The conditional approval is for two weeks for the wording on the deed and a mylar to be brought to town hall.

**Recommendation to the Code Enforcement Officer for a wetland setback waiver for James and Janice Moore, Map 8, Lot 33-C**

Jim and Janice Moore explained that they purchased a lot next to Del Rossi's and want to build on it. They shared some of its features. Where they would like to build is 70 feet from the wetland but its elevation is higher. There is a lot of ledge which effects where they can locate the house. The septic system would not be in the wetland buffer, just part of the proposed building. Bruce explained that the main danger to the wetlands would be the run off from the house. The board discussed whether this problem is significant. The question was raised as to whether the Conservation Commission needed to be notified before the board considered this. Bruce pointed out that under Article XIII. J.2 a single family residence on one lot, the Code Enforcement Officer has the authority to waive the setback after receiving a recommendation from the Planning Board or the Conservation Commission.

At 8:00 PM The board decided to recess the meeting and have a site visit at the property on Brush Brook Rd. The board reconvened the meeting at 8:10. They discussed the location of the septic system which is well beyond the 100 foot wetland buffer, as well as the issue of perimeter drains around the house. After reviewing the proposed location as indicated by stakes, Bruce moved to recommend to the Code Enforcement Officer to grant a wetland setback waiver (under Article XIII, J.2) to 70 feet provided the house plans provide for redirecting the runoff away from the wetland. Donna felt that future requests should provide the board more lead time and a chance to consider the request. Caleb seconded the motion and the motion passed unanimously.

At 8:22 PM Walter moved to adjourn the meeting. It was seconded by Gregg and the motion was passed.

Respectfully submitted,

Neil R. Sandford  
Secretary