

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
August 15, 2019

Present were regular members Bruce Simpson, Allen Hearn, Greg Fletcher, Steve Baldwin, Caleb Niemela, and Walter Snitko as the Selectman's Representative. Absent were Donna Garner, and Neil Sandford.

Bruce called the meeting to order at 7:00 p.m. Review of the July 18<sup>th</sup> meeting minutes. After review Steve motioned to accept minutes as amended, seconded by Greg. The motion passed.

Bruce shared the concern from the Concom regarding the procedure for determining wetlands setback for the James and Janet Moore residence. After review of the ordinance, the Board concurred it had complied with the Paragraph J of the wetlands ordinance.

7:15 p.m. Bruce opened the public hearing for The Poly Guth Trust Lot Line Adjustment of Map 6, lot 59 and 59 F. Representing the Guth estate was Attorney Norman Makechnie and surveyor, Peter Mellen. The proposal was to adjust the lot line to the center of Stonelea, a private driveway, where it previously was. Bruce went through the checklist. Caleb moved the check list was complete, Steve seconded. Board voted that the application was complete. The Board moved on to the merits and felt this was straight forward and was a better configuration of the lots. Bruce moved the application be approved, seconded by Allen. It passed unanimously.

7:45 - 2<sup>nd</sup> public hearing Pearl Koskela, Lot Line adjustment. For Map 4, Lots 75, 80, 74. Present were Brett Koskela, (applicant's son) Sandy and Paul Babcock, Jed Paquin Surveying PLLC. The applicant had passed away shortly after filing the application. Mr. Koskela indicated that he would be named administrator shortly, and that he intended to carry out his mother's wishes by continuing with the application. Bruce went through the checklist. Allen moved the application was complete seconded by Caleb. Vote was unanimous in favor.

The Board discussed the merits and saw no adverse issues. The adjustment of the two lines would resolve a boundary line problem in one case (Babcock), and make a non-conforming lot closer to conforming in the other (Lewandowski). Bruce moved that the

application be approved but that the Mylar be held (not recorded) until Mr. Koskela had received authorization from the Probate Court over his late mother's real property. Walt seconded. The lot line adjustment was approved unanimously.

Caleb recused himself for the next issue: John White Driveway application provided an updated drawing. After studying the plan, contours, and drainage pattern, Bruce moved to approve the application on the condition that the drainage around the proposed driveway will prevent any runoff on to Old Common Road. Second by Gregg. Approved unanimously.

Meeting Adjourned 8:45 p.m.

Minutes Taken by Steve Baldwin