

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
November 7, 2019

The Dublin Planning Board met for a regular meeting November 7, 2019 at 7:00 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Allen Hearn, Donna Garner, and Selectman's representative Chris Raymond. Absent, Gregg Fletcher and Alternates Neil Sandford and Suzan Macy.

Jon Sistare, Preliminary for a One Lot Subdivision Map 7, Lot 5

Jon asked the board to make a preliminary review of his plan to subdivide lot 5 located at 75 Windmill Hill Road into two separate lots prior to him asking his surveyor to draw up formal plans. The board reviewed the map and drawings, and reviewed acreage, frontage, and access issues. After a discussion, the consensus of the Board was that there didn't seem to be any major problems with the plan, and advised Mr. Sistare to submit a formal application.

John Morris, Transient housing also known as AirB&B.

Mr. Morris came in to discuss the issue with the Board, and whether this type of activity permitted under current zoning. Bruce stated that there didn't seem to be anything in the zoning ordinance that allowed such an activity. Chris said that the town attorney felt the ordinance was unclear on this due to the definition of the term 'residential' and he suggested the Board may want to address it. The board decided to gather more information and look at how other towns regulate this activity. Mr. Morris gave the Board his suggestion for revisions to the ordinance, which the Board will consider along with other town's approaches to see if it wants to propose an amendment for the March ballot.

Susan Phillips--Hungerford, Review overlay zoning in the village district.

Discussion regarding setbacks in the village district and could they be handled on a case by case basis by the Planning Board pursuant to an overlay district as opposed to using the variance procedure through the ZBA. Some towns have changed their rules to allow development in villages to mimic the way they were originally developed. Susan suggested surveying the village to get a sense of the existing setbacks. The Board also discussed other ways of steering development to the village, including expansion of the district. Further discussion will be required.

Elizabeth Langby Wetland setback question Map 2, Lot 1-D.

Elizabeth wants to build a house on her property located on Old Troy Road, Map 2 lot 1-D. The Board reviewed the plan she brought, and her request to place the garage attached to the proposed house about 75' from the poorly drained soils as shown on the plan. The Board decided they could better decide the issue after doing a site visit. All agreed to visit on Saturday the 16th at 11:00a.m. The Secretary will notice the meeting.

Minutes of the October 3rd Meeting

Donna moved to accept the minutes as written. Allen seconded the motion and it passed.
Steve moved to adjourn, seconded by Donna and the motion passed.

Minutes taken by Steve Baldwin.