

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
November 21, 2019

The Dublin Planning Board met for a regular meeting on November 21, 2019, at 7:03 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Gregg Fletcher, Allen Hearn, Donna Garner and selectmen's representative Walter Snitko. Alternate Neil Sandford was present. John Morris, Sterling Abram and Elizabeth Langby attended.

Minutes of the November 7th Meeting

The secretary noted a misspelling and the Map and Lot numbers. Steve moved to accept the minutes as amended and Caleb seconded the motion. The motion passed with Walter and Gregg abstaining.

Letters from the ConCom

The board considered and discussed changes to the wetland ordinance. The ConCom sent a letter proposing that they be notified in all cases where a wetland setback waiver is being considered. John pointed out that the ordinance allows the Code Enforcement officer to get a recommendation from either the ConCom or the Planning Board. Donna felt it would be good to clarify it in the ordinance and require Planning Board review in all cases. She expressed herself that proposal paperwork be presented ahead of the meeting where a decision is needed to be made. Bruce will write some proposed wording for an ordinance change to be presented at the next meeting.

Elizabeth Langby Wetland Setback Waiver request, Old Troy Rd, Map 2, Lot 1-D

Elizabeth presented a plot plan with a cutout of the house and garage they propose to build. Elizabeth and Sterling answered various questions. With the proposed location it would encroach on the wetland setback by about 25 feet for the garage. Bruce pointed out that the runoff into the wetland would be lessened by the building which has a flat roof. Sterling shared that putting a French drain along the driveway would hinder the runoff going into the wetland even more. Bruce asked about moving the location to be outside the wetland buffer, and Elizabeth explained the need for the attached garage and to stay within the sandy area for the best drainage and her desire to preserve several trees that are there. Bruce read the letter from the ConCom and their recommendation that the waiver be denied. They gave three reasons why they do not recommend granting this waiver.

Gregg asked the question, if the building was moved to be outside of the wetland buffer, would that really make any difference to the amount of water going into the wetland? Sterling asked the board to make a decision on the basis of a waiver before they hire an engineer. Gregg

suggested that it would be better for the wetland if the waiver was granted provided the special drainage along the driveway, rather than moving the location to be outside the wetland buffer zone. The order of how to proceed was discussed.

Bruce moved to grant the wetland setback waiver of 25 feet conditioned on the receipt of an engineered plan by a licensed engineer showing the drainage and containing a certification that it will not “pose a risk to the functioning wetland.” Caleb seconded the motion. The motion passed unanimously 7-0.

Short Term Rentals in Dublin

The board discussed the webinar on short term rentals sponsored by the NH Municipal Association and the various ways to approach this issue. John presented his proposal that short term rental under a week be required to apply for a special exception and one that is not part of a primary residence not be allowed in any district. Many aspects of short term rentals were discussed and the problems that can occur when a whole home is an Airbnb without the owners living on site. The board members will review the webinar and associated materials, and the secretary will research what others town ordinances say and report back to the board which will resume discussion at the next meeting.

Bruce moved to adjourn at 8:27, seconded by Gregg and the motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary