

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
December 5, 2019

The Dublin Planning Board met for a regular meeting December 5, 2019 at 7:02 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Allen Hearn, Gregg Fletcher, and Selectman's representative Walter Snitko. Absent were Donna Garner and alternate Suzan Macy. Geoff Pinney and John Morris also attended.

Minutes of the November 21st Meeting

Steve noted an extra period. Steve moved to accept the minutes as amended. Gregg seconded the motion and it passed.

Transient housing also known as Air B&B.

The secretary shared his research concerning how other towns deal with short term rentals. Harrisville calls them a tourist home and permits them in most districts. Peterborough requires a conditional use permit from the Planning Board. Most towns either don't have anything in their ordinances or else require a special exception in certain zones. Walter shared that the lawyer felt there should be a tighter definition of "residence" that excluded transient housing. The board discussed various aspects of what could be required and how it would effect various scenarios. Conditional use permits could be required for short term rentals that don't have the operator living on the premises or all short term rentals could be required to have a conditional use permit that would address number of occupants, parking, fire safety issues. Peterborough's conditional use process could be a model to follow. The permit is automatically renewed as long as the original conditions are still being met. Bruce will work on proposed wording that the Board could discuss at the next meeting and decide if we would proceed or not. He will provide drafts to the Board prior to the meeting. If we were to go forward, we would need to notice a public hearing by Jan 22.

The board discussed whether to meet on December 19th and decided not to meet that day. The posting has to be by January 22 to meet the deadline for the public hearing.

Small Solar System for The Kingdom Christian Ministries, 280 Old Marlborough Rd, Map 5, Lot 64

The secretary recused himself and presented a proposal as the applicant to determine what the Planning Board required. He presented that they want to install a 2 Kw system to supplement the power their radio station uses. Bruce read the ordinance that indicates "if it is for the primary use of the property which is to spread the gospel, then it is considered a residential use and does not require site plan review since it is not generating more electricity than what is being consumed by the primary use on the lot."

At 8:32 PM Walter moved and Caleb seconded a motion for adjournment. The motion passed.

Respectfully submitted,

Neil R. Sandford