

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
January 2, 2020

The Dublin Planning Board met for a regular meeting on January 2, 2020 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 also attended.

Minutes of the December 5th Meeting

Bruce pointed out a "what" that should read "that". Gregg noted an extra period and it was noted that there need to be ending quotation marks. Steve moved to accept the minutes as amended. Seconded by Gregg and the motion passed.

Ordinance Changes

Bruce presented his proposal concerning short term rentals. He pointed out that he was also recommending the board adopt a conditional use permit process that can be used for other uses as well. He used a lot of Peterborough's language. His proposal was that all short term rentals should be considered commercial use. The question was raised by Caleb as to whether we want to require conditional use for those who are living on the premises. Bruce shared that the advantage of a conditional use permit over a special exception is that if there is an on-going problem the conditional use permit can be pulled, whereas a special exception is considered permanent. The board discussed various aspects of short term rentals and how they could be implemented and how to change the wording in the ordinance. The consensus was that the conditional permit requirement for short term rentals should only apply for situations where the owner (or representative) does not reside on the property.

Change to the wetland ordinance to make it consistent with itself. The secretary pointed out on page 9 the Water Body Setback disagrees with Article XIII.D.4. It was speculated that it was put in before the Wetland Ordinance was adopted so Article IV.F could be repealed and to save the reformatting of many pages it could be just noted that it was repealed.

The board discussed the timing of the public hearing and decided to have a public hearing on January 23rd. The meeting on the 16th may be cancelled if the wording Bruce puts together does not need further discussion before the public hearing. Bruce moved that the board go forward with a public hearing on the amendments as discussed. Caleb seconded and the motion passed.

Walter moved to adjourn at 8:26 PM, seconded by Steve and the motion passed.
Respectfully submitted,

Neil R. Sandford, Secretary