

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
January 23, 2020

The Dublin Planning Board met for a regular meeting and a public hearing on proposed ordinance changes on January 23, 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. Several people attended (see attached sign-in sheet.)

Minutes of the January 2nd Meeting

Several grammatical and spelling changes were noted and the minutes were corrected. Gregg proposed to accept the minutes as amended. Seconded by Steve and the motion passed.

Proposed Changes to Dublin Ordinances—Public Hearing

At 7:15 PM Bruce opened the public hearing. In attendance were John Morris, Geoff Pinney, Beth Pinney, Dean Setzler, Dan Muray, Timothy Murray, Sharon Murray, Chris Raymond, Brie Morrissey.

Bruce explained the overview of the proposed changes. He explained that the wetland changes were to make the Ordinance consistent with itself. Bruce explained the history of the wetland ordinance and why two sections need to be repealed. The short term rental is aimed at short term rentals where the owner/operator does not live on the premises. He explained the problems that can arise if there is no one on the premises to oversee the operation. A Conditional Use Permit would be needed if the owner is not living on the premises. The advantage of a CUP over a special exception is the ability to revoke the approval if the conditions are not complied with. Adding a conditional use permit ordinance makes it clear how they are applied for and used.

The definitions have to be clear and so changes to the definitions are being proposed. The definition of dwelling is changed to not allow transient housing under that use. The table of uses adds transient housing to the table as a commercial use.

Bruce read the wording concerning the criteria that would be considered by the Planning Board in granting a conditional use permit and the process that would include notifying abutters and having a public hearing to air concerns.

Neil raised the question about making an exception for schools and camps. Bruce shared the town attorney's advice that exceptions are not a good idea because they could be dealt with on a case by case basis.

Chris Raymond asked if Dublin School could house students or guest speakers at another house in town that they rent. Depending on whether the owner is living on the premises, would determine whether a CUP would be required. Various scenarios were brought up and discussed. Issues of enforcement were raised.

Bruce moved that the following phrase be added to the definition of dwelling “excepting schools, churches, and boarding camps.” Seconded by Caleb and it passed unanimously.

Caleb raised the question whether premises should be further defined. Bruce thought the premises should be considered the lot of record. The dictionary definition was read and seemed to solve the concern since that is what the court will use if there is no definition in the ordinance.

Donna moved to adopt the town attorney’s changes. Gregg seconded and the motion passed. (Reword the definition of dwelling. In the Conditional Use Section, eliminate 6.c and 7)

Donna moved to put the proposed amendments on the ballot in March. Steve seconded and the motion passed unanimously. Bruce will write the summary language for the ballot.

Bruce shared the need to research the conditional use permit for the cell tower on Beech Hill. The secretary will ask the archives for a copy of the original approval.

Gregg moved to adjourn at 8:19, seconded by Allen and the motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary