

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
March 5, 2020

The Dublin Planning Board met for a regular meeting on March 5, 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. Geoff and Beth Pinney, Casper Bemis, Olivia Wolpe and Kirstin Colentino also attended.

Preliminary Consideration of Wetland Setback waiver for Casper Bemis, Map 7 26A, Monument Rd

Casper Bemis shared that he has property on Monument Rd and he would need a waiver from the 100 foot wetlands setback, likely only about 10 feet. Bruce explained that the board can waive the wetlands setback up to 50 feet if the applicant can demonstrate that the waiver will not adversely impact the wetlands. Casper Bemis is considering downsizing and building a small house. Donna explained that developing a plan first is a better approach. Casper Bemis owns Map 7, Lots 26A, 26B and 30. Lot 26B is landlocked. Bruce explained that Casper may need to get a wetlands scientist to delineate where the wetlands are to determine the appropriate location for a building or road that could impact the wetlands by adding runoff. After that is complete he should return so the board can schedule a site visit with the Conservation Commission and a hearing to decide on a waiver.

Set Public Hearing for Jon Sistare Minor Subdivision, Map 7, Lot 5, 75 Windmill Hill Rd

Jon plans on presenting a final application next week and would like to have a public hearing on April 2, 2020. Gregg moved to set a public hearing for April 2, 2020. Caleb seconded the motion and it passed unanimously.

Cell Tower Modifications for Map 4, Lot 24, 200 Old Peterborough Rd

The Board received a letter from the cell tower company indicating they are planning to add a platform to the top of the cell tower. Bruce indicated that the conditional use permit required camouflaging on the tower to look as natural as possible. The applicant needs to come before the board to review whether it meets the conditional use permit. The issue was also raised that the towers on Beech Hill had lost most of their camouflage. The secretary and/or chairman will write both companies to ask for them to come before the board to discuss their compliance with the camouflage conditions.

Minutes of the February 20th Meeting

Steve moved to accept the minutes as written. Seconded by Donna and the motion passed unanimously.

NH DOT Annual Road Survey

Any changes to the roads needs to be reported to the state. The only one that Bruce noted was Bennett Rd was added as a private road when Anthony Bennett was granted a subdivision.

Sign ordinance Violations

Olivia Wolpe shared a concern about a selectman promoting a write-in candidate. Steve shared how the large sign violates the sign ordinance and a trailer sign is also a violation. Steve moved the board recommend to the code enforcement and selectmen that there are two violations and the selectmen should enforce the ordinance. Caleb seconded and the motion passed.

Gregg moved to adjourn at 7:53, seconded by Donna and the motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary