

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
April 4, 2020

The Dublin Planning Board met for a public hearing and regular meeting on April 4, 2020, at 11:05 AM at the field off the beginning of Jonathan Sistare's driveway at 75 Windmill Hill Rd., Dublin, NH. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Frederick McMillan, Allen Hearn, Donna Garner and selectmen's representative Chris Raymond. Alternates Neil Sandford, Suzan Macy and Todd Bennett were also present. Allan "Geoff" Pinney, Carole Monroe, Brie Morrissey, Jonathan Sistare, Bjorn Engberg and reporter Abbe Hamilton also attended. Social distancing was observed as all stood around in a 20-50 foot circle with a small table in the middle with the secretary.

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

At about 11:05 AM Bruce opened the public hearing. Bruce moved that the board find this application has no regional impact. He explained that since it is in the middle of Dublin it does not have any effect on other towns. Seconded by Steve. Bjorn Engberg asked to see the site map and was shown one on the card table in the middle. The motion that it has no regional impact passed unanimously.

Bruce explained that the next step is to consider whether the application is complete. He shared that he had gone over the checklist and found it complete with everything but the perc test and the drainage which he did not feel was necessary since there was enough information to move forward to make a determination on the minor subdivision. The perc test and drainage would be addressed later during the consideration of the merits of the case. Steve shared that he had also gone over the checklist. He moved that the application is complete. Seconded by Caleb and the motion passed unanimously.

The board then moved to the merits of the case. Jon Sistare presented the application. They own 17 acres and want to divide it into two lots, one that is will be just over 4 acres and the remaining lot with the house will be over 12 acres. He pointed out where the new lot line would be just to the right of the driveway and proceeding through the woods. He explained that they are hoping to sell their house sometime this year and they are hoping whoever buys it will purchase both pieces of property. If the new owners just wanted the house and the 12 acres they would put in a new driveway to the house and the present driveway would go with the 4+ acre new lot.

Donna asked where the new house would be built and Jonathan replied that his idea would to put it back in the woods where there is a knoll. Donna asked Jonathan to mark on an aerial

map she had where the new house would go which he did.

Bruce explained that the Board could require a perc test and drainage plan but the Board could find they were not needed since no one knows where the new house would be built and the state would require the perc test and the drainage plan could be required with the building permit or driveway permit. The need for these is greater with small lots that might be unbuildable.

Carole Monroe asked where the new driveway would be put because there are a lot of wetlands along Windmill Hill Rd. Jonathan answered that it would probably be where there is an opening in the stonewall further down Windmill Hill Rd and would go up across the high ground at the edge of the property to the present house. He pointed out that another alternative could be to put the driveway to the left of the man-made pond, which is not a true wetland, as long as it stayed 100 feet from it, it would be OK. Bruce explained that at such time as a new driveway was proposed, it would still fall under the Board's jurisdiction with regard to siting, wetlands rules, etc. Caleb moved to approve the application. Seconded by Steve. The motion passed and the application was approved. Bruce closed the public hearing.

Bruce proposed that the board meet online through Zoom on the first Thursday of the month for the next two months. It would be posted in the paper and public notices so that anyone could join since it is a public meeting. Rick raised the question of hackers coming in, but Bruce did not feel that should keep us from meeting since the town hall is closed.

Election of Officers

Bruce offered to take the year off but Steve nominated Bruce Simpson as chairman. Caleb nominated Neil Sandford as secretary. Bruce nominated Steve Baldwin as Vice Chair. The board then elected all three nominees to serve in their respective positions for this year.

Broadvest Driveway Application, Parsons Rd., Map 3, Lot 69

Bruce asked Caleb and Chris if they had looked at the site. They indicated that they had only seen the plan. Bruce suggested that since the rules of procedure allow him as chair to approve it, he would unless he heard any concerns from the two men who are familiar with road construction. Caleb's biggest concern was that the culvert be code approved. Bruce moved that the board give him the authority to sign the permit on the condition that if those who look at the site have no significant concerns. Steve seconded the motion and the motion passed unanimously.

Bruce welcomed Todd Bennett to the board as an alternate, noting that he had served in this capacity several years ago.

New Members for the Capital Improvement Planning Committee

The present members are Allen, Sterling Abram and Bill Gurney. Allen and Bruce explained the function of the committee. Rick McMillan volunteered to be on the committee. Chris Raymond also volunteered to be a part of the committee. Donna suggested another person and Bruce encouraged her to see if they are willing. Bruce moved that the board appoint Rick and Chris to the CIP committee. Steve seconded the motion and it passed unanimously.

Minutes of the March 5th Meeting

It was noted that Suzan and Todd were not at the March 5th meeting so their names will be removed from the minutes. Caleb pointed out that the minutes say Casper Bemis needs to get a wetland scientist and since it is not an automatic requirement it should read “may need.” Allen pointed out that wetland should be plural to be consistent. Other editorial corrections were requested. Bruce moved to accept the minutes as amended. Seconded by Steve and the motion passed.

Chris shared that the selectmen were looking into various options for online meetings. They need to look at security issues and costs. Bruce will email the board the link. It will also be posted in the paper and in public places. Brie asked if meetings could be held electronically even after the pandemic and Bruce answered that the state law only allows it in times of emergency.

Bruce moved to adjourn at about 11:30, seconded by Caleb and the motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary