

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
December 3, 2020

Because of the pandemic and under the authority of RSA 4:47, III which grants the NH governor the authority to issue emergency orders and the emergency orders #12, #16 that grant town boards to meet remotely, the Dublin Planning Board met online through Zoom teleconference for a regular monthly meeting on December 3, 2020, at 7:06 PM. Present online were Chairman Bruce Simpson, Allen Hearn, Donna Garner, and selectmen's representative Chris Raymond. Alternate Neil Sandford was also in the zoom meeting. Steve Baldwin and Fred (Rick) MacMillan joined at 7:13 PM.

Meeting Minutes for November 5, 2020

Chris suggested adding the phrase "of the artificial limb and needles for the cell tower" to the first paragraph under Beech Hill Cell Towers. A duplicate sentence in the second paragraph of the wetland setback was deleted and member was changed to members. Donna moved and Allen seconded the motion to accept the minutes as amended. Bruce took a roll call vote via waving hands. Chris yes, Donna, yes, Steve yes, Allen, yes, Rick, yes, Bruce, yes. The motion passed unanimously.

Rules of Procedure Amendments

Steve shared that he thought the changes were good. Bruce shared the document on the screen and explained the need for preliminary review to avoid extra unnecessary costs for the applicant but a final decision on waiving any reg or item on the checklist can only be made when the application is complete. That means that the board has enough to take action and move the application forward. Discussion continued concerning the process of moving through the design phase and formal application.

There was a lively discussion about the fact that the Board lacks authority to go on an applicant's property for a site visit without express permission, but can decline an application if the board does not have enough information without a site visit to make an informed decision. Bruce will make a modification to the wording to clarify that the intent is to ensure the Board can get necessary information, not to punish applicants who aren't comfortable having the Board (including any interested members of the public) on their property.

Steve raised a concern about substantial development if the owner changes hands. Ownership changes do not affect the approval. The new owner would still have to ensure there was substantial work done within two years, or else ask for an extension.

The secretary will post notices for a public hearing on January 7th for the final approval of the

rules of procedure and put the updated wording on the website.

Dublin Sign Ordinance

Chris brought up the sign ordinance that may need to be changed according to the town counsel. Bruce wrote the town lawyer to find out what the problem is. Bruce noted that the town attorney approved it before it was voted on by the town a few years ago. Chris shared that the town received a complaint on political signs and the town attorney felt that the way it is presently written is unenforceable. It will be brought up at the next meeting after Bruce receives a response from the town attorney.

At 7:48 PM Steve moved and Chris seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary