

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
January 18, 2018

The Dublin Planning Board met for a regular meeting on January 18, 2018, at 7:02 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela and selectmen's representative Sturdy Thomas. Alternates Allen Hearn, Donna Garner and Neil Sandford were present. Bruce appointed Allen to take Bill Goodwin's place and Neil Sandford to take Gregg Fletcher's place for tonight. Also attending were Mike and Robin Clifford, Howard Shafman, Randy Santos, and Matthew Cabana.

#### **Howard Shafman preliminary for Site Plan Review for property presently owned by Michael and Robin Clifford at 1541 Main Street, Map 8, Lot 24**

Howard Shafman explained how he does real estate development as an investment that he holds on to and that he does not buy to flip properties. He shared some of the projects he has done in this region. He explained his plan to develop three apartments in the barn along with the present coffee shop, arts gallery. The apartments are upstairs along with another apartment in the main house.

Bruce read the variance approval issued by the ZBA, and asked about the parking spots and the septic system and Howard explained how that would be done through the state DES. A parking plan with traffic flow is needed as part of the site plan review. The hours might need to be expanded to make the coffee shop viable. Howard needs to research as to whether the hours were part of the ZBA variance for the store or whether it was part of the site plan review. A sign permit is needed if something bigger is needed, than what was there before. Sturdy proposed that the board not waive a formal site plan review until the board could see a parking plan with a traffic flow.

The board expressed overall approval for more apartments in Dublin and a willingness to work with Howard. The board scheduled a follow-up with Howard for February 1, 2018 at 7:45 PM after the scheduled public hearing the ordinance changes. He was instructed to bring plans and answers to the issues raised by the Board. After review of these, the Board will decide if a formal site plan is required.

#### **Letter from the Dublin ConCom requesting a change to the Wetland Ordinance**

Bruce read the letter from the Conservation Commission. Donna expressed a concern that the ConCom feels that the Planning Board has not been receptive to their concerns. After discussions the consensus was that the Board should add language that any requested waiver will trigger a notification to the ConCom so that they can attend and give input at the meeting where the waiver is considered.

### **Master Plan Sections**

Comments were made about wording changes. Donna and Allen will send their suggested corrections to Bruce. Bruce will write the first draft of the Land Use Section for the board to review at the February 15, 2018 meeting.

### **Meeting Minutes for December 7, 2017**

Donna pointed out that she was appointed instead of Gregg. Steve suggested the word “about” be taken out. Bruce suggested the word “from” needed to be added. Steve moved to accept the minutes as amended. Seconded by Sturdy. The motion passed.

At 7:56 PM Sturdy moved and Caleb seconded a motion for adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary