

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
February 1, 2018

The Dublin Planning Board met for a regular meeting and a public hearing for the proposed changes to the Dublin Ordinance on February 1, 2018, at 7:02 PM in the Dublin Town Hall. Present were Vice Chairman Steve Baldwin, Gregg Fletcher, Suzan Macy and Caleb Niemela, Bill Goodwin and selectmen's representative Sturdy Thomas. Alternates Allen Hearn, Donna Garner and Neil Sandford were present. Michael and Robyn Clifford, Wendy White, Rusty Bastedo, TraceyMay Kalvaitas, Howard Shafman, Matthew Cabana, and Tom Johnson were also present.

Steve appointed Neil to serve in Bruce Simpson's place for this meeting.

Meeting Minutes for January 18, 2018

Donna pointed out where the word Bruce needed to be added at one place. Bill moved to accept the minutes as amended. Seconded by Sturdy. The motion passed.

The secretary reviewed with the board what the proposed changes to the ordinance are since they are all in red in the handout.

Public Hearing for proposed changes to the Dublin Ordinance

At 7:15 Steve opened the public hearing. The secretary read the appropriate part of the public notice and pointed out to everyone the copies that were distributed. TraceyMay questioned why the prohibition of raking leaf litter was being taken out. The answer was that it has not been enforced and is an unnecessary burden to those who live near a wetland and want to clean up their property.

Steve asked for input from the audience and explained why some of the various parts of the sign ordinance were being proposed. Several questions were asked about the meaning of content neutral and answers were given by the secretary.

Sturdy moved to close the public hearing at 7:31. Seconded by Gregg. The motion passed.

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 that they have some further research on the septic system which they don't yet have. Sturdy pointed that the septic issue will come up under the building permit. He wanted to postpone his meeting with the board so that he can do the whole thing at once since it is a contingency for his purchase and sales agreement. He will come back on the 15th at 7:15 PM.

Preliminary for a sub-division application for Tom Johnson Map 3, Lot 41 -A

Tom presented new plans for a minor sub-division to add a house lot. He explained the various frontages, wetland buffers, location of septic and well, etc. He explained that he needs to build a road to provide frontage for the existing house. The question was raised as to whether the easement between the road and the property line meets the frontage requirement. He asked whether the road could be 18 feet wide rather than 20 feet. The board deferred for more research. The slope would exceed 10% so the engineering would have to satisfy the board. He had questions about the 30 degree approach and the cul-de-sac requirement. Steve asked Tom to write them down and submit them through the secretary. He asked about the building of the road and how quickly it needed to be done. Sturdy shared that the town would need a non-lapsing bond. He asked more questions about whether he could start clearing and build a house that would be a second house on more than an eight acre lot since he felt that the Dublin ordinance allowed it. He will write a letter to the board asking for a waiver from (1) the width of road, (2) no cul-de-sac, (3) waiver of the slope requiring through engineering that provides proper drainage and (4) allowing turning radius onto Korpi Rd. (5) a 100 foot driveway without engineering studies. He thinks there is a typo in the road specifications table in the sub-division regulations.

At 8:37 PM Sturdy moved and Suzan seconded a motion for adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford
Secretary