

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
February 15, 2018

The Dublin Planning Board met for a regular meeting on January 15, 2018, at 7:02 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Gregg Fletcher, Suzan Macy and selectmen's representative Sturdy Thomas. Alternates Allen Hearn, and Neil Sandford were present. Bruce appointed Allen to take Bill Goodwin's place and Neil for Suzan Macy's place for tonight's meeting. Also attending were Wade Greeley and Tom Johnson.

#### **Preliminary to determine what applications are need for changes in Lot lines for Hugh Eaton, 185 Old Troy Rd, Map 1, Lots 7, 7-C, Map 2, Lots 1, 1-B, 1-C.**

Wade Greeley explained how they wanted to merge Map 1, Lots 7 and 7C on the North side of Old Troy Rd. On the south side of the road they would just have two large lots and merge the smaller lots into those two large lots. This would make all the lots conform to the present zoning requirements. The lot line on the south side would also be straightened for simplicity. The board determined that since it would be better to have the whole property on one mylar, the whole thing would be done as a lot line adjustment. Bruce explained that the final plan should show the former lines as well as the new lines with the new acreage. The public hearing will be set after the signed paperwork comes back from the Eatons. The secretary will send an invoice once the numbers of abutters and newspaper advertising costs are determined.

#### **Tom Johnson preliminary for a Minor Subdivision Map 3, Lot 41-A and a Driveway Application for Map 3, Lot 41-A**

Tom asked if the property lines have to be on the road or the right of way. The consensus of the Board was that it was acceptable for the lot to border on the ROW.

Bruce shared that all waiver requests should be examined in light of the spirit of the ordinance. The width of turn around radius is in the ordinance for emergency vehicles. Bruce suggested that the fire chief should be contacted for his assessment. Bruce asked about the location of the cul-de-sac and Tom explained that there is an extra turn around space that could serve in place of the cul-de-sac. Bruce suggested that the board should table these waivers so that Tom Vanderbilt can examine the area and give his recommendation.

The board also considered the driveway application which Tom Johnson had submitted for another part of the same property. The driveway is 135 feet with a grade of 5%. The board looked up the regulations for driveways to be sure the driveway met the regulations. Driveways over 100 feet may need an engineered plan if the Board feels it necessary. The

consensus was that with the location and topography, an engineered plan is not necessary. Various questions were asked and answered. Caleb made a motion to approve the driveway application. Seconded by Sturdy and the motion passed unanimously.

Tom will return for the March 1<sup>st</sup> meeting, since the board expects to receive the fire chief's recommendation by then.

The secretary will send a letter to Tom reminding him ahead of time what Sub-division Regulation, Article IX. paragraph 2 requires a maintenance agreement for the road and a waiver of liabilities. The board also needs documentation that he has the authority to represent the property owner.

### **Meeting Minutes for February 1, 2018**

Sturdy pointed out several wording changes in the section under Tom Johnson to more accurately represent what was said and meant. Gregg moved to approve the minutes as amended. Seconded by Sturdy. The motion passed.

Caleb asked for advice from the Planning Board since the house he bought has a extra apartment. The board members reviewed the ordinance and a special exception from the ZBA was recommended as the best course of action, unless it could be proved that the apartment predated the passage of the zoning ordinance.

At 8:20 PM Sturdy moved and Steve seconded a motion for adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford  
Secretary