

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
March 1, 2018

The Board held its regularly scheduled meeting with Allen Hearn, Caleb Niemela, Bruce Simpson, and Sturdy Thomas present. Also present were Karen Niemela and Tomas Johnson.

Caleb and Karen Niemela, Timber Home Properties, 253 Brush Brook Rd, Map 8, Lot 39

Caleb recused himself from the board for a discussion of the Niemela's request for a recommendation from the PB re their application for a Special Exception to approve an accessory apartment in the garage of the former Saturley property on Brush Brook Road. The apartment has been in existence (and occupied) for a number of years, but the required Special Exception had never been obtained. The strong consensus was that there were no issues that would cause any nuisances or adverse effects on the neighborhood, and that the application should be approved.

Tomas Johnson, Albion Properties, LLC, 3 Korpi Rd, Map 3, Lot 41 -A

The Board discussed the letter from the COE and the Fire Chief in response to the waivers requested by Mr. Johnson for his road into his proposed subdivision off Korpi Road. Mr. Johnson was given a copy of the letter. He will consult with his surveyor and return on March 15 at 7:30.

Bruce also raised an issue regarding site plan reviews. His research indicated that if a project clearly falls under site plan review regulations (such as change from residential to business use, or multi-family housing) any requests for waivers to town regulations that the Board might consider should take place at a notice public hearing, even if the Board were to decide that a full SPR was not necessary. This procedure allows abutters notice and an opportunity to be heard on issues such as parking, lighting, traffic, noise, etc. that may have impact on them.

The meeting adjourned at 8:00 p.m.
Respectfully Submitted,

Bruce Simpson
Chair