

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
March 15, 2018

The Dublin Planning Board met for a regular meeting on March 15, 2018, at 7:00 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Gregg Fletcher, and Caleb Niemela, and selectmen's representative Sturdy Thomas. Alternates Allen Hearn, Donna Garner and Neil Sandford were present. Bruce appointed Donna to take Bill's place and Allen to take Suzan's place. Suzan arrived at 7:10 and resumed her seat from Allen.

Meeting Minutes for February 15, 2018

Bruce pointed out some editorial changes in spelling. Sturdy moved to accept the minutes as amended. Seconded by Gregg. The motion passed.

Meeting Minutes for March 1, 2018

Caleb pointed out that his last name was misspelled and it should say "approved" rather than put since the apartment is pre-existing. Sturdy moved and Steve seconded a motion to accept the minutes as amended. The motion passed.

The board discussed the taking of water from the aquifer by large water trucks.

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

Tom Johnson attended and presented a new version of his sub-division plan. Sturdy asked for his authorization documentation and Tom answered that he has the authority but does not have the letter for this preliminary but will have it when he files his application.

The difference in the new version is a change to the turning radius question. The driveway was shifted to provide a 30 foot turning radius for incoming vehicles. He explained in detail what is involved. Allen asked if the waiver was granted what would be the reason. The reasons would be to minimize the disturbance of the wetlands and because it is not a through street and the exit is onto another dead-end street with very little traffic. Sturdy moved that the consensus of the board is that a waiver would be appropriate even though a waiver cannot be granted until the sub-division application is filed and the Board is not bound by any decision made prior to the submission of the application. Seconded by Caleb. The motion passed that the consensus of the board is that the radius requirement could be waived under this situation for the reasons given earlier.

Tom next asked about the width of the road. He asked for a 18 foot road with 2 foot shoulders or 20 feet roadway with no shoulders. The board favored a 20 foot road without shoulders rather than reducing the width of the road to 18 feet. Bruce moved that the consensus of the board that a roadway 20 feet wide with no shoulders would be acceptable. Sturdy seconded

the motion and it passed.

Suzan asked if the board should do a site visit to see what the site looks like. The board reviewed the topography on his plan. The present plan is for one or two houses and if a larger development were to be built a further review of the road size would be required. The road is being built for three houses.

Tom is asking for a waiver of the 10% slope requirement. Part of the road is at 15% slope. The original approval allowed 13.8%. Cutting deeper in the hill or filling in on the lower part would be options but filling in the lower part would violate another town ordinance and cutting into the hill would be unsightly. Bruce questioned why the 10% slope was required and it appears that the drainage was the concern and with engineering for adequate drainage the slope can be waived. The board discussed the options and whether a site visit would help. Sturdy moved that the consensus is that 13.8% would likely be acceptable, though the Board would make a site visit after receiving the formal application. Steve seconded and the motion passed.

Tom asked for a cul-de-sac requirement be waived since there will be a large existing parking area that would allow for even fire equipment to turn around. Sturdy pointed out that when another house is built a cul-de-sac might be needed. Bruce pointed out that this application only gives one buildable lot at the end of the road and future development the cul-de-sac issue would have to be addressed. Sturdy pointed out that even a driveway application would require enough space for emergency vehicles to turn around. Bruce noted that those that live in the present house could be required to park in a way so that adequate turn around space is there. Sturdy moved that the consensus of the board is that the present parking area is adequate for emergency vehicles to turn around so is adequate for the present but with future development the need would be addressed again. Gregg seconded the motion. The motion passed.

Tom asked about the bond and if he can build the road as a condition of the approval rather than getting a non-lapsing bond as required by the regulations. Bruce will look into the options.

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

Caleb recused himself and presented that there is a second living unit that they improved after purchasing the Saturley property from the town. The code enforcement asked why they built an accessory apartment and the Niemelas explained that it was already there. Apparently it was not approved earlier. It could be approved with a special exception before the ZBA but the Planning Board needs to send a recommendation. Sturdy moved to recommend to the ZBA that a special exception be granted for the existing accessory dwelling at 253 Brush Brook Rd., Map 8, Lot 39. Gregg seconded the motion and it passed unanimously. The secretary will convey this recommendation to the ZBA.

Sturdy moved to appoint Suzan Macy as an alternate to take Allen's place when he is sworn in as a full member to take the remainder of Allen's term. Seconded by Donna and the motion passed. At 8:30 PM Sturdy moved and Gregg seconded a motion for adjourn, and the motion passed.

Respectfully Submitted, Neil R. Sandford, Secretary