

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
May 17, 2018

The Dublin Planning Board met for a regular meeting on May 17, 2018, at 7:00 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Gregg Fletcher, Allen Hearn, and selectmen's representative Dale Gabel. Alternates Donna Garner, and Neil Sandford were present. Bruce appointed Donna to take Bills's place until he arrives. Bill arrived about 7:07 PM and resumed his seat. Tom Forrest, Matthew Walton and TraceyMay Kalvitas attended. David Petty, Susan Petty, Michael Walsh, Hank Campbell and Nancy Campbell attended

#### **Phil Marrotte Driveway application Pierce Rd., Map 7, Lot 8-D**

Phil arrived before the meeting began and amended his driveway application to indicate it is for Map 7, Lot 8-D. He left before the meeting was opened.

#### **Matthew Walton request for waiver of 100 foot setback, Map 20, Lot 19**

Tom Forrest, a septic designer, presented their plan on East Shore Rd, explaining that their plan more than meets the state requirements for setbacks to wetlands but not the town's requirement for 100 feet. The wetland is an area of poorly-drained soils, that according to the septic designer, are dry in the fall. He explained why they located the septic field to get as far away from wetlands and also avoid the rock ledge. They meet the state setback requirements and it is a special kind of system which is very small in size to avoid cutting trees. Donna asked about the system design and Tom explained how this kind of system works. Caleb raised the issue of silt fences and Tom indicated that they would be willing to comply with that need.

Bruce read the ordinance and the Board reached the consensus that this application meets the requirements for a waiver. Bruce pointed out that these new designs are much smaller. TraceyMay presented that the ConCom appreciates that they have gone as far away as possible and are designing a very compact design which was important to the ConCom. She asked if the septic designer thought the end product would be as small as the plan showed and he reassured her that it would. Caleb moved to grant the waiver with the plan as drawn provided a properly designed silt fence would be installed prior to construction. Bill seconded the motion. The motion passed unanimously.

#### **Susan Petty preliminary for a Lot Line Adjustment, Map 6, Lot 25**

David Petty explained the problems with the different lot measurements and their desire to give some land to the Campbells in appreciation for all they did for Ann Walsh. They want to end up with at least 10 acres for current use requirements. They would add to the Campbells

lot and the other parts of the land would be combined into one 14 acre lot. No nonconforming lots would be created, and no lots would be made more nonconforming. Mr. Petty explained how they would like to avoid unnecessary surveying costs. Bruce explained how acreage before and after needs to be designated on the plot plan. The entire properties need to be shown, and abutters need to be listed on the plot plan. A mylar will be required for recording with the Cheshire County Registry.

**Meeting Minutes for May 3, 2018**

Donna pointed out a misspelling. Steve moved to accept the minutes as amended. Seconded by Gregg. The motion passed.

Dale shared about the SWRPC representation. The past appointee is no longer active. Bruce and Caleb have indicated a willingness to serve and the selectmen will appoint them to represent Dublin.

Dale raised a question about CIP which will be worked on later this summer.

Bruce asked about the Master Plan Chapter. Donna completed the land use chapter and will send them to everyone since the secretary will be away for a month. The Board will revisit the Master Plan at the next meeting with a view to finishing it this summer.

Dale suggested that the June 7<sup>th</sup> meeting will be cancelled since several members will be away or not available. Bruce moved to cancel the June 7<sup>th</sup> meeting, seconded by Steve. The motion passed.

At 8:07 PM Steve moved and Gregg seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary