

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
July 5, 2018

The Dublin Planning Board met for a regular meeting on July 5, 2018, at 7:08 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Bill Goodwin, and selectmen's representative Dale Gabel. Alternates Donna Garner and Neil Sanford were present. Bruce appointed Donna to take Allen's place.

#### **Meeting Minutes for June 21, 2018**

Dale pointed out a missing s. Bill moved and Dale seconded a motion to accept the minutes as amended. The motion passed.

The board reviewed the latest approval for the Shafman property at 1533 Main Street. They discussed whether there needed to be a review since changes have been made to what was originally approved. The consensus was that if there is no change to the footprint, fewer apartments, and only interior changes, there is not a requirement for him to return, but if he desires to come share what the final plan is the board would be glad to hear it.

#### **Master Plan**

The board will hold a noticed public hearing on August 16 to review the Master Plan and take a vote sometime after that meeting. The Secretary will put the final version up on the website as one pdf file.

Dale moved that the present master plan is ready for a public hearing at 7 PM on August 16. Caleb seconded the motion. The motion passed unanimously.

Bruce shared his concern about the abundance of water trucks that are taking water from the ground. He felt that we should consider drafting some kind of ordinance needed to protect Dublin's aquifer. The secretary shared the concern that people confuse activities with land use and try to grandfather activities when only land uses can be grandfathered. Dale shared that the ordinance is confusing about accessory uses. Dale questioned why DES is not overseeing activities that effect an aquifer. Bruce will do some research from SWRPC and DES and look for other ordinances that address the issue. The board discussed how limits could be put on water withdrawal and the consensus was that commercial resale of water was what needed to be prohibited not water for facility or accessory uses.

Caleb had some questions about the Weiss property off 101 east of town and some proposals that may come before the board for development of that property. The board discussed some of the development in the region.

The board discussed the best ways to steer developers to what the town wants especially in the scenic gateway. Materials make a difference in the quality of what the town looks like.

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

Respectfully Submitted,

Neil R. Sandford, Secretary