

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
August 16, 2018

The Dublin Planning Board met for a public hearing on the updated Master Plan on August 16, 2018, at 7:00 PM in the Dublin Town Hall. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Allen Hearn, Bill Goodwin, and selectmen's representative Dale Gabel. Alternates Suzan Macy and Neil Sandford were present. Bruce appointed Neil to take Gregg's place. Susan Phillips-Hungerford and Charlie Champagne attended.

#### **Meeting Minutes for July 19, 2018**

Dale pointed out three editorial changes. There was an extra "the" and it should be "to" adjourn rather than moved "for". Dale moved to approve the minutes as amended. Seconded by Steve. The motion passed.

#### **Master Plan**

Bruce opened the public hearing and pointed out the importance of the population and housing chapter with the changes in the overall development picture in Dublin. He pointed out that demographic projections show very little growth in the future.

Susan Phillips—Hungerford asked if the town provided sewer and water in the village district would it do more to encourage development there. The board discussed the pros and cons of this suggestion, including the costs and the source of water.

Steve shared his desire to reduce the minimum lot size so that younger people could afford housing. The board has considered expanding the village district to free up more land with smaller lots. It would require a proposal by the Planning Board and then a vote by the town. Susan suggested that research be done to determine the realities in the Village District and create an overlay district that would allow reduced setbacks or special waivers to enhance the village district and people's desire to live there.

Charles asked about a community solar field. Bruce read the ordinance which requires site plan review but as long as the neighbors are not adversely impacted, the town is favorable toward it.

Various aspects of development were discussed. The problem of Internet service is part of the Master Plan Vision Statement and a new proposal has been presented to the selectmen. Problems of cost were discussed.

Charlie expressed his appreciation for the board's work. He thought it looked very good.

Bruce summed up the Master Plan as very much the same as the 2007 version which emphasized the natural beauty that needs to be preserved, but encouraging gradual growth. Dale pointed out the benefit of the building constraints maps which show how little easily-developed land remained in town.

Dale moved to adopt the Master Plan as written. Caleb seconded the motion. There was no discussion. The motion passed unanimously. The secretary will provide a copy to the ZBA, Planning Board (2), Conservation Commission, Selectmen (2), and Town Clerk(2).

At 7:53 PM Dale moved and Steve seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary