

Town of Dublin



Planning Board Minutes

PO Box 277

Dublin, NH 03444

September 20, 2018

The Dublin Planning Board met for a regular meeting on September 20, 2018, at 7:00 PM in the Dublin Town Hall. Present were Bruce Simpson, Steve Baldwin, Greg Fletcher, and Allen Hearn.

Spruce Ridge: Michael Pope of P+L Real Estate, owner of lots on Spruce Ridge, and David and Erica Webberman (who want to build a house there) appeared to request the Board remove the security interest that the Town placed on the property pending completion of roadway and drainage work. The Board discussed the status of the work. Bruce reported that he had spoken with Brian Barden, Roger Tempe and the Code Enforcement Officer about the issue. All had inspected the work, and all felt the work had been completed to their satisfaction and in accordance with the subdivision conditions as amended. Bruce and Steve had also visited the site and felt it was in compliance. Bruce moved that the Board authorize him to sign a release of the security interest on the subdivision, seconded by Steve. Vote unanimous in favor.

Tim Mulverhill of Dooe Road came in to discuss a special exception for home business. The Board went through the criteria in the ordinance for a home occupation/home business with him. Based on the information provided by Mr. Mulverhill, the consensus of the Board was that he qualified for a home occupation. It was pointed out that he could pursue the special exception now if he wanted the right to expand in the future, or could apply for one in the future if expansion was necessary.

The Board reviewed an Easement Plan prepared for Doris Flynn for her property on East Lake Road and provided to the Board per N.H. RSA 676:18. The plan did not specifically state why it had been prepared, but it appeared to grant an easement for the area where a small portion of her garage extends over her neighbor's property line. Bruce pointed out the board does not need to take any action on the easement, rather the plan had been provided for informational purposes as required by state law.

Camp WA-Klo Inc. Application for wetlands permit to replace a washed out culvert on camp road with a box culvert. The consensus was that the replacement would be an improvement with regards to environmental issues and safety, but that since this project entailed work within both the wetlands and the wetlands buffer zone of 50 feet, a variance should be obtained.

Steve moved to accept the minutes from August 16th without changes. Seconded by Allen. All were unanimous in favor.

The board will cancel Thursday October 4th meeting, as the Chair will not be available and there is currently nothing on the agenda.

The Board adjourned at 8:35.

Minutes prepared by Steve Baldwin & Bruce Simpson.