

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
October 18, 2018

The Dublin Planning Board met for a regular meeting and public hearing on October 18, 2018, at 7:00 PM in the Dublin Town Hall. Present were Bruce Simpson, Caleb Niemela, Gregg Fletcher, Steve Baldwin, Bill Goodwin, Allen Hearn and selectmen's representative Dale Gabel. Alternates Suzan Macy, Donna Garner and Neil Sandford were present.

Eversource Scenic Road Application for Pierce Road near Map 7, Lot 8-D

Bruce opened the public hearing at 7:00 PM. The Eversource representative did not attend but Phil Marrotte the land owner, did. Bruce shared the photos that were presented with the application. Phil Marrotte answered questions about the location of the trees and the proposed lines. Ken Levin, an abutter, was also present. Larry Foley asked if there were any alternatives to cutting the trees. Ken pointed out that they are two trees that are growing together which is not healthy for the trees anyway. Dale moved to approve the application. Caleb seconded and the motion passed unanimously.

Driveway Application from Don Primrose-Chin May 17, Lot 16-A

Bruce shared the location. It is the second lot on the left on Monument Road beyond Yankee field. There is a large stump in the middle of the proposed driveway which the town cut last year. Don Primrose shared that there is not a need for a culvert because the ditch that runs along that side of Monument Road ends just before the location of the proposed driveway and the water runs through a culvert across the street. Bruce moved to approve driveway application to be constructed as presented. Steve seconded the motion and it passed unanimously. Don asked if he needed to contact the road agent and Bruce answered that since there were no issues of concern it was not necessary.

Minor Subdivision Application from Albion Properties, Tomas Johnson, representative, Map 3, Lot 41-A.

Tomas Johnson arrived at 7:19 PM for an informal discussion of his minor subdivision application to determine if it is complete and set a public hearing date. Bruce asked that the mylar take off the topographic lines, wetlands delineations and soils delineation so it could be more easily read. Bruce asked him about the waivers that had been previously considered with the board in the preliminary meetings. Tomas explained the plans and why there is a need to upgrade a driveway to a private road to create frontage. Bruce read Tomas' letter to the board with the specific waivers that are needed in the final plan. The turning radius, a slope that exceeds 10% for a short area (at 13.3%), and parking area instead of a cul-de-sac at the end of the road.

Tomas came so that if the board wants to do a site visit they can do it before snow fall. The board discussed doing a site visit and agreed that one would be helpful. Caleb shared that he would recuse himself because of a business relationship with the applicant. A public notice is necessary for a group meeting. Saturday, Oct 27 at 11 AM was proposed and decided upon. A public notice will be posted at town hall, the town's website and the post office. The public hearing for the application will be held off until a month after October 27. Tomas asked about the issue of a bond and Bruce will research the requirements, since Tomas suggested that the plan not be finally approved and filed with the county registry until all the work was completed and the code enforcement officer was satisfied that the work had been completed according to the plan as presented.

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Bill pointed out that the word "came" needed to be added to the sentence about Tim Mulverhill in the third paragraph. Steve moved to accept the minutes as amended. Seconded by Gregg. The motion passed.

Petty Lot Line Adjustment Application, Map 6, Lot 25

Bruce presented the plan. Two lots are being merged into one and a portion is being given to the Campbells. The board discussed what was presented in the preliminary conference. Allen asked if a public hearing is necessary and Bruce explained that it requires a public notice so the board has always held a public hearing. The public hearing was set as November 15 so the notices and certified letters will be sent out.

The board canceled the November 1st meeting unless there is an application received.

At 8:08 PM Dale moved and Steve seconded a motion for adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford,
Secretary