

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
December 6, 2018

The Dublin Planning Board met for a regular meeting and public hearing on December 6, 2018, at 7:02 PM in the Dublin Town Hall. Present were Bruce Simpson, Caleb Niemela, Gregg Fletcher, Bill Goodwin, Allen Hearn and selectmen's representative Dale Gabel. Alternate Neil Sandford was present. Bruce appointed Neil to take Steve Baldwin's place.

Meeting Minutes for November 15, 2018

Bill moved to accept the minutes as written. Gregg seconded the motion and it passed unanimously.

Birch conservation plan was reviewed by the board.

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

Bruce opened the public hearing at 7:11 and read the summary of the application. Caleb recused himself because he has a business relationship with the owner. Neil moved that the application does not have a regional impact. Dale seconded the motion and it passed unanimously. The board reviewed the plan for completeness. Tomas Johnson presented the plan and Bruce reviewed the minor sub-division checklist. Dale researched the file for confirmation of payment and found the letter asking for an additional \$33.48. The secretary mentioned to the applicant that when the mylar is presented a \$25 a check made out to the Cheshire Registry for the LCHP is need to go with the mylar to the registry. Bruce moved that the application is complete contingent on the remaining money owed and Neil seconded the motion. The motion passed.

Bruce tabled the merits of the application so that the wetland waiver could be considered first since John Morris was in attendance representing the Conservation Commission. Bruce shared some photos of the site which he took recently. Tomas explained why he originally planned the driveway and the house location and to stay with that plan, all the trees that serve as a buffer between the proposed house and the neighbors would be taken down.

The board reviewed the letter from the wetland scientist and Dale pointed out the inconsistency in the last part of the letter where the scientist seems confused as to the size of the wetland buffer, which would remain at 60 feet and also appeared to have left out the assessment that it would not have an effect on the wetland. The board felt they must have a rewritten letter from the wetland scientist before making a determination. The Conservation Commission had recommended that the house be sited differently so as to

not need this waiver but the applicant explained that he had examined those possibilities and determined that they were not viable options.

The board resumed discussing the merits of the sub-division application. They re-examined the three waivers that had been requested in preliminary discussions. One was the regulation that requires a 30 foot turning radius and is difficult to achieve but is drawn in as 30 feet. The second was to permit a grade in excess of 10% grade, the plan calls for 13.2% grade. The applicant pointed out that previously the planning board permitted a driveway at 13.8% that served two houses. The third was to forego a cul-de-sac in favor of the existing turn around area since it has plenty of area for fire vehicles to turn around. Bruce stated for the record that he had requested from the fire chief for his input on these matters. In response the fire chief just sent back a copy of the regulations with his opinion that the regulations are there for a reason.

Bruce moved that since the surveyor's plan indicates there is a 30 foot radius, that waiver is not required. Bill seconded the motion. In the discussion, Tomas Johnson then withdrew that waiver request so the motion came unnecessary. The board discussed the two remaining waivers. Dale asked where the road is going to end and is there a turn around at the end of the road? Tomas explained that you can't keep going but he would put some kind of obstruction to keep people from going any further. There is a T there for people to back around at approximately 425 feet beyond the end of the road. Dale moved that the cul-de-sac required be waived provided there is a clear end of the road at 425 feet. Gregg seconded the motion and the motion then passed unanimously.

Dale asked what the purpose in the regulation for the maximum allowable grade for private roads? Partly is the need for proper drainage which has been addressed in the engineering. The requirements for driveway allow a greater slope than for a private road. Tomas indicated that given the limitations of the site, the only way to comply would be to do major digging and filling, and that could cause problems with water where there were none now. Allen asked about the maintenance agreement which requires owners on the private road to maintain.

Bruce moved that the waiver of the driveway slope be approved with the understanding that the planning board may revisit the issue at what times it serves an additional house. Dale moved to amend the motion to no greater than 13.2% as presented on the plan. Bill seconded it and the amendment passed. Gregg seconded Bruce's motion to waive the steep slope requirement and the motion passed.

On the merits of the minor sub-division, Dale asked if the next house site had adequate area for a house, and septic system without encroaching on the 100 foot wetland buffer area. The answer was that there is plenty of room. Bruce asked for any input from the audience and John Morris shared his concern that it is being done piecemeal and should be done under the conservation sub-division requirements. He did not oppose what was being done, since it is following the basic needs of a conservation sub-division.

Dale moved that the minor sub-division be approved with the waivers that have been granted then withdrew his motion as Bruce explained that the board needs to determine the issue of bonding. There has to be some kind of guarantee that the road is going to be built to town specifications.

Dale moved to approve the sub-division as presented provided there is a \$15,000 non-lapsing bond for the road to be brought up to town specifications and the remaining money owed the town is paid. Bill seconded it. The motion passed. Tomas will bring the two checks on December 20th along with an amended letter from the soil scientist.

At 8:51 PM Dale moved and Gregg seconded a motion for adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary