

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
March 21, 2019

The Dublin Planning Board met for a regular meeting and public hearing for Suzan Macy Lot Line Adjustment Application on March 21, 2019, at 7:00 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Steve Baldwin, Caleb Niemela, Gregg Fletcher, Donna Garner and Allen Hearn. Walter Snitko attended as the selectman's representative and Alternate Neil Sandford was present. Geoffrey Rantos attended as an abutter to Suzan Macy's property.

#### **Minutes of the March 7<sup>th</sup> meeting**

Gregg moved to accept the minutes as written. Steve seconded the motion. The motion passed.

Bruce welcomed Donna as a full member of the planning board.

#### **Election of Officers and appointment of a secretary**

Steve moved to elect Bruce as chairman. Seconded by Donna. Bruce was elected unanimously. Caleb moved to elect Steve as vice chair, seconded by Donna. Steve was elected unanimously. Caleb moved to appoint Neil Sandford as secretary, seconded by Gregg. The motion passed and Neil was appointed as secretary.

#### **Capital Improvement Plan Review**

Bruce explained how the law requires the CIP to be approved by the Planning Board. This was tabled for another meeting while the statute is reviewed.

#### **School Choice to attract new families to Dublin**

The secretary mentioned that giving parents school choice could be a draw to attract new families. The legislature has given more latitude to towns to give school choice for secular schools. The board discussed the situation recognizing that this is not under their jurisdiction. Walter shared that the selectmen are looking at this issue.

#### **Public Hearing for Suzan Macy Lot Line Adjustment, Map 4, Lot 1-A & Map 4, Lot 1**

Bruce opened the hearing at 7:20. Moved by Donna and seconded by Gregg that this application does not have regional impact. The motion passed. Suzan presented a plan to add a lot line and erase two other lot lines. There are presently two lots and with this change there would still be two lots, only the lot lines would change between the two lots. The change would not make either lot nonconforming. Bruce and the board proceeded through the

checklist to determine if the application is complete. Caleb moved to accept the application as complete. Seconded by Gregg and the motion passed. The board discussed the merits of the case and Geoffrey Rantos was given an explanation of the plot plan. Bruce moved and Caleb seconded the motion to approve the application as presented provided that check for the Cheshire County Registry is received before the plan can be recorded.

The board considered whether to change the rules of procedure to reflect the new reality that the minutes are not posted on the website the same day as the meeting. The secretary read the present paragraph in the rules of procedure and determined that no change is needed.

### **Possible changes to the ordinance**

As previously requested, the secretary presented a review of possible ordinance changes that have come up in the last couple years as reflected in the minutes.

- 1. Changing the conservation sub-division** to allow the 50% that has to be conserved to include wetlands and steep slopes rather than reducing the usable land by the wetlands and steep slopes and then conserving 50%. Different ways of approaching this problem were discussed. Caleb suggested just changing the density requirements by reducing the lot size in the conservation subdivision. Bruce explained cluster zoning to create communities which is different than conservation sub-divisions. Caleb promoted the idea of giving more flexibility if the developer wants to give more land into conservation/open space. Bruce asked the secretary to pull out the sub-division regulations which apply and email it to the members. The secretary suggested that the issue of lot size might be an issue that the town members should vote on at some point.

The discussed the latest information from the broadband study committee, who have come up with a possible solution. Walter explained how the process may unfold.

The secretary noted the broad definition of structure and problems it could cause. The Board will revisit the issue and see how other towns have defined the term.

Donna moved for adjournment at 8:32 PM. Caleb seconded the motion and the motion passed.

Respectfully submitted,

Neil R. Sandford  
Secretary