

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
June 6, 2019

The Dublin Planning Board met for a regular meeting on June 6, 2019, at 7:03 PM in the Dublin Town Hall. Present were regular members Bruce Simpson, Caleb Niemela, Steve Baldwin, Gregg Fletcher, Donna Garner and Allen Hearn. Walter Snitko attended as the selectman's representative and alternates Neil Sandford and Suzan Macy were present. Bruce appointed Neil to fill Gregg's position as a full member for this meeting.

Driveway permit for James and Pam Harrison, Windmill Hill Rd, Map 3, Lot 65A

James presented his plan and explained where his property is located on Windmill Hill Rd. He is building a new home. Bruce read the regulations explained that the regulations call for an engineered plan if the driveway is over 100 ft long. Jim explained the drainage in the area. The plan is an engineered plan without the cross sections of the road. It shows the slope of the driveway as 6%. The board discussed the merits of the plan. Eastern Slope is the contractor. Jim explained where the culverts would go and asked whether the culverts are required to be 15" concrete, which is stated in the driveway checklist. Bruce asked the board if they felt an fully engineered plan was necessary. Caleb moved to approve the plan as presented with the condition of a 15" double walled plastic culvert next to the road. Walter seconded and the motion passed unanimously.

Preliminary hearing for Tony Bennett Minor Sub-division, 340 Lower Jaffrey Rd., Map 3, Lot 48

Tony presented on behalf of his sister who is the owner, He explained the plan to sub-divide into two lots. He presented an authorization letter from his sister and NHDOT driveway permit. Caleb asked about the permit number and it was pointed out.

He requested a waiver from the requirement of a topographical plan. The board examined previous plans and approvals for the driveway. Bruce suggested that the board might want to do a site visit before granting the waiver. Caleb asked where the potential house sites would be and Tony pointed out two potential house sites. Caleb shared that he favored waiving the topographical and wetland delineation. The board determined to have a site visit as part of this meeting. The public hearing was set for July 11th provided the application is submitted within two weeks.

Minutes of the May 16th meeting

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

The board members reconvened for a site walk with Tony Bennett at his property at 340 Lower Jaffrey Rd, Map 3, Lot 48. After the site walk Gregg moved that the board waive requirements for a topographical site map and wetlands delineation of the subdivision plan. The motion was seconded by Caleb. The motion passed. Walter moved about 8:15 PM to adjourn, and Allen seconded the motion. All were in favor and the meeting adjourned.

Respectfully submitted,

Neil R. Sandford
Secretary
and Bruce Simpson at the site visit