

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
March 3, 2022

The Dublin Planning Board met in person for two public hearings on March 3, 2022, at 7:00 PM. Present in person were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela, Donna Garner, Allen Hearn and Rick MacMillan. Alternates Kirsten Colantino, and Neil Sandford were also in the meeting. Dennis McKenny attended to present for O Jackson Sands. Geoff and Beth Pinney, Andy Hungerford, Jed Paquin and Dan Scully also attended.

#### **Minutes of the February 3, 2022 meeting**

There was a spelling mistake on the word putting that was noted. Steve moved to accept the minutes as amended, second by Caleb. The motion passed.

#### **Lot Line Adjustment for O. Jackson Sands and Aria Sands, Windmill Hill Rd., Map 3, Lots 67 & 74-A**

At 7:010 PM Bruce opened the public hearing for O Jackson Sands Lot Line Adjustment application. Dennis McKenny presented the application and showed what lines would be adjusted. The board asked questions to be sure that the plan would not create a non-conforming lot. Donna moved and Steve seconded a motion that it does not have regional impact. The motion passed. The board preceded with reviewing the checklist. Dennis requested a waiver from locating the structures on the site plan. He presented an aerial photo that showed the structures instead. He also presented a soil map. He showed where the monuments were located. Steve moved that the application is complete, seconded by Caleb. The motion passed. Donna moved and Caleb seconded a motion to approve the lot line adjustment. The motion passed. Dennis will bring a mylar later to be signed and taken to the registry.

#### **Dublin School Health Center and Wood Shop preliminary , Map 6, Lot 43**

Andy Hungerford explained how they want to add to existing buildings to create a health center and a 30x30 addition to expand their wood working shop. He explained their drainage plans to care for water runoff. He explained the need for a larger health center and using the existing one as a wellness center. Several questions were asked and answered. Consensus is that it does not need site plan review.

#### **Lot Line Adjustment application for Dublin Christian Academy and Mountainview Bible Church, Map 3, Lot 29, Lot 76, Lot 27**

At 7:35 PM Bruce opened the public hearing. Jed Paquin presented on behalf of the owners. Bruce noted that it does not create any new lots, nor does it make any lot more non-conforming even though the church lot has no frontage. Steve moved and Allen seconded a

motion that this application does not have any regional impact. There were three copies of the plan and 5 more are needed when the mylar comes in. Jed requested a waiver from the requirement to have setback lines on the plan. The consensus was that for this application where there are multiple wetlands on a back lot. Jed noted an easement across the DCA lot for the church lot and there may be other rights for drainage. There are no structures on parcels A and B that are part of this change. The monuments are present and listed on the plan. Caleb moved the application is complete, seconded by Rick. The motion passed. The board then considered the merits of the application. No one could see any reason not to approve it. Allen moved and Steve seconded a motion to approve the lot line adjustment. The motion passed and Jed will provide a mylar and 4 more copies of the updated plan along with the mylar.

### **Questions and Concerns about the Capital Improvements Program committee**

Geoff Pinney shared his concerns about the CIP. His concern is that the CIP is appointed by the Planning Board and should be reporting back to the Planning Board. It appears that they are reporting to the selectmen and the budget committee without coming back to the Planning Board first. He could not find demographic information about young children and teenagers and wondered if it was not part of the purpose of the Planning Board. Bruce asked Allen and Rick about what the committee has been doing and they shared their information with the selectmen and the budget committee. Discussion about the people who are on the CIP and the process went on. Allen explained the process and how it is difficult to project accurately out six years.

### **Dan Scully Lot Line Adjustment/Minor Subdivision preliminary, Map 5, Lot 59 and Lot 60.**

Dan explained how he wanted to do a lot line adjustment and a minor subdivision with the Warren property. Bruce explained that it can be combined with one minor subdivision application that includes a new lot and an adjustment. Since the new lot would be fewer than 5 acres, it would require state subdivision approval, so that would have to be done before the plan gets final Planning Board approval.

### **Dublin Rotary Park, Map 5, Lot 43**

Rick explained that the rotary club in Dublin merged with the Peterborough club and is considering to do something with the Dublin Rotary Park. They are thinking of establishing an outdoor sculpture park. Rick shared how other places have done these and they are quite impressive. We have various arts in our region but not sculpture. They would like to organize a work party to clean up the park from brush, etc. It also needs a better parking area. So further improvements would need town funding or by donations. If it is a viable proposal, would it be a change of use that would require site plan review. Bruce answered that yes it would need site plan review to be sure there is proper road access, whether the sculptures would be within the appropriate setbacks, etc. Kirsten shared a contact person that lives in Dublin in the summer and is an expert in this area, having done several projects.

Motion to adjourn was made at 8:55 by Allen , seconded by Caleb, and the motion passed.

Respectfully Submitted,  
Neil R. Sandford, Secretary