

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
May 19, 2022

The Planning Board met for its regular meeting on May 19, 2022 at 7:05 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Kirsten Colantino, Caleb Niemela, Rick MacMillan and selectmen's representative Susan Peters. Alternate Neil Sandford was also at the meeting. Also attending were Robert Sardinkas & Don Primrose. Bruce appointed Neil to take Donna's place for this meeting.

#### **Georgia Wright Driveway Application, Tax Map 3, Lot 62-C**

Fieldstone representative, John Noonan, presented the plan and explained various aspects. A 450 foot driveway with engineered plans because of the slope and length of the driveway. There are no wetlands in the area of the developed part of the property. It is a 12 foot paved driveway with significant base. Bob asked the distance from the dip in the driveway to the Beaver pond and the answer was 300—350 feet. Susan asked where the buildings were on the abutting property and he showed approximately where they would be in relation to this plan. Caleb explained that he is the builder and he requested that Fieldstone do this full engineered plan. Caleb explained that there is no need for a culvert along Windmill Hill Rd. Don asked about the sight distance and the answer was 200 feet. The old windmill on the property is still there and could be restored.

Rick moved to approve the application, provided an application form and the appropriate fee is paid. Neil seconded the motion. The motion passed unanimously.

#### **MTAG Grant Application**

Bruce spoke with Lisa at Southwest Regional Planning Commission and she shared that there are grants available to review Dublin's ordinances to see how to improve our application to promote a greater variety of housing. The website said that the MTAG is suspended because the governor has approved \$5 million in grants to towns to be spent on ways to approve housing possibilities. Bruce talked with Lisa and no one knows what the process will be but she expects that we could receive a larger grant than with MTAG. Lisa is glad to help and her fee would come out of this grant money. Caleb asked what the fee would be if we were not able to get the grant, but that is not been determined because of the hopes to get a grant. Kirsten asked about the educational component and that would be included with the grant.

The board discussed the ramifications and the various arguments for and against affordable housing. Kirsten shared about what "the missing middle program" includes and whether to have the education in person or via zoom. Susan shared about a recent webinar about cluster zoning that is already developed here in New Hampshire. Bruce shared a zoom call where there may be grant money to cover the additional costs of common well and sewage to make it

viable for developers that might be willing to build in Dublin. Don shared his positive experience with cluster zoning and Bruce explained the conservation subdivision requirements.

The next steps to apply for the grant were discussed. Bruce asked that everyone download the application and think about the answers to the questions. Caleb suggested that we invite Lisa to a meeting. Kirsten suggested we set a goal to have things ready for the July meeting. Bruce suggested that we review the questions at the next meeting and invite Lisa to a meeting in the middle of June.

#### **King Driveway Application, 579 Old Marlborough, Map 1, Lot 16B**

A second application was submitted to the board. The drawing shows 135 feet and 6% slope. Caleb pointed out that it still needs engineered plans. It calls for a second curb cut and the ordinance gives the Planning Board the authority to allow a second driveway cut only if there is a clear need for it. Bruce moved that the secretary write a letter telling them that there has to be a clear demonstration of a need for a second driveway, a culvert along Old Marlborough Rd., and likely a need for engineered plans, so they need to come before the board. Caleb seconded the motion and the motion passed.

#### **Lyons Voluntary Merger, 97 Lake Rd, Map 11, Lot 9**

The secretary explained the need because of how the deed was written. It was written as two separate lots without reference to them being combined into one. The lot line adjustment with the town approved plan should have combined them but somehow this discrepancy is easily addressed with a voluntary merger.

#### **Meeting Minutes for April 7 and May 5, 2022**

Steve moved to approve the April 7 minutes, seconded by Susan. The motion passed. Susan pointed out that ly needed to be added to the word permanent. Susan moved to approve the May 5 minutes as amended, seconded by Kirsten, and the motion passed.

Rick explained that the man that does sculpture, named Michael Manjorris, cannot come for the next meeting so it is postponed to the July 7<sup>th</sup> meeting. It is an informational meeting for him to meet with us and think about some possibilities. There is a video online for a April 6<sup>th</sup> zoom call that he did with the Grand Monadnock Rotary Club.

Kirsten asked about the ZBA public hearings last night and Susan explained some of the issues that were argued. A discussion about the various aspects of the issues ensued.

At 8:50 PM Steve moved and Kirsten seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary