

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
November 5, 2020

**These are draft minutes and are not considered final until reviewed by the Planning Board and accepted as an accurate record at the next Planning Board meeting.**

Because of the pandemic and under the authority of RSA 4:47, III which grants the NH governor the authority to issue emergency orders and the emergency orders #12, #16 that grant town boards to meet remotely, the Dublin Planning Board met online through Zoom teleconference for a regular monthly meeting on November 5, 2020, at 7:03 PM and some members also met in person in the basement meeting room at town hall. Present online were, Donna Garner, Steve Baldwin, Fred (Rick) MacMillan, Allen Hearn, Ken from Us Cellular and Attorney Steve Grill. At town hall were Chairman Bruce Simpson, selectmen's representative Chris Raymond and Alternate Neil Sandford. Chris Guida attended in person at town hall.

#### **Beech Hill Cell Towers, Map 6, Lot 52**

Bruce showed the prototype and the board asked Ken what they were made of and how long lasting. Ken explained that they are made of fiberglass and Bruce showed that he could not pull them out. Ken explained that it is better quality and better looking than the original ones. Bruce explained the time line that Attorney Grill had outlined which would be by June 2021. The work has to be done in the spring and it is dependent on the weather. That is why they built in an extra cushion of time.

Bruce moved that we accept Steve Grill's offer. Seconded by Steve who thought it was a good option. Neil raised the question about it being a one time offer and stipulated that US Cellular would not do it again if the town agreed to this proposal. Steve Grill explained that it was a tough sell to headquarters and since this is much better than the original camouflaging he was not sure the headquarters would approve something different. Steve Baldwin asked how long this would last. Steve Grill explained that everything was being done to have the best quality but there is no guarantee because there is always a risk. Rick asked about what they would do if the branches failed. Steve Grill explained that the goal is to do it once with top quality and not have to go back.

Rick suggested some kind of performance bond, but Steve Grill was not prepared to present that at this time. Donna asked if there was not an obligation to maintain the tower and Steve Grill explained that no conditional use permit could be found and the later requirement is challenged by US Cellular. Steve asked whether this situation was repeated in other towns. Steve Grill explained that Dunbarton had a similar problem but the town decided to take the branches down completely.

Chris asked how far the camouflaging would come down the tower. Ken answered that the

camouflaging would come down to about 40 feet which is about halfway down the tower.

By a show of hands Bruce, yes; Chris, yes;; Donna, yes; Steve Baldwin, yes; and Allen Hearn, yes; in favor of the motion. Rick abstained. The motion passed.

### **Wetland Setback waiver for Lot 6, Spruce Ridge Dr. Map 8, Lot 50-6**

Chris Guida represented Andy Krook in presenting the wetland setback waiver. Bruce explained that the board received a letter from the Conservation Commission in favor of granting the waiver. Chris explained that he is a wetland scientist with Fieldstone. When the subdivision was approved there was only a 50 foot setback. Chris presented a site plan and explained where they want to put the house. There is a man made swale between the house and the wetland that drains the water away from the wetlands. At present with the 100 foot setback from the wetland, the lot is unbuildable. Bruce showed a photo of the driveway which he took during the site visit. Bruce shared that Caleb noted at the site visit that he felt no water would be going to the wetland since it would be carried away by the swale.

Chris explained that the lot was mostly flat but there would be some drainage away from the house and everything around the house and in the swale would provide infiltration. Steve asked about septic system location and whether the test pits have showed that there was a placement for a septic system. Chris explained that the septic system has been designed well away from the 100 foot buffer in the northwest corner of the lot. Chris explained that Mike Borden has observed it and found no problem and Bruce emphasized that the Conservation Commission member attended the site visit and they have no problem. Donna asked if there would be any negative impact on the wetlands and Chris answered that there would be none. Donna asked about the condition of the swale and Chris explained that it is very stable. Chris explained that it was very stable.

Bruce moved that the plan as proposed does not present a danger to the wetlands so the applicant be granted a waiver to 50 feet. Donna asked for a clarification and requested that it be clearly stated that the decision is based on the presentation of the wetland scientist that this will not have a negative effect on the wetlands. Seconded by Steve. By a show of hands online and verbal assent at town hall the following members voted as follows: Steve, yes; Rick, yes; Donna, yes; Bruce, yes; Chris, yes; Allen, yes. Caleb joined the meeting after the vote.

### **Meeting Minutes for October 1, 2020**

Donna suggested that the word “asked” should be changed to “suggested to.” Steve moved and Allen seconded the motion to approve the minutes as amended. Chris, yes; Caleb, yes; Allen, yes; Rick, yes; Bruce, yes; Donna yes; Steve yes. The motion passed unanimously.

At 7:55 PM Bruce moved and Steve seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary

**These are draft minutes and are not considered final until reviewed by the Planning Board and accepted as an accurate record at the next Planning Board meeting.**