

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
December 8, 2022

The Planning Board met on December 8, 2022 at 7:00 pm. Present were Chairman Bruce Simpson, Steve Baldwin, Katy Wardlaw, Don Primrose, Caleb Niemela, Kirsten Colantino, Susan Peters, Donna Garner, Rick MacMillan and Neil Sandford.

Call to Order: Bruce called the meeting to order at 7:04 pm.

Housing Opportunity Planning (HOP) Grant Application – Revisions

The grant application was revised after initially being rejected. Discussion ensued about how to rework the grant with the feedback provided. Adjustments were made and the dollar amount requested was reduced. Dublin will hire a consultant to evaluate current zoning ordinances and regulations with community engagement so that the Town can explore what is needed to create more housing opportunities. Bruce made a motion to revise the application, Caleb seconded the motion. The motion passed.

Meeting Minutes for November 10, 2022

Several editorial changes were reviewed. Bruce made a motion to accept the minutes as amended, Kirsten seconded. The motion passed.

Petition Warrant Article to reduce lot size in the rural district-Hearing

The Planning Board scheduled a hearing for January 12, 2023 for public discussion relating to the petition warrant article to reduce the minimum lot size in the rural district from four acres to two acres. The Planning Board will make a recommendation on the warrant after the hearing.

Peter Kenyon – Lot Line Adjustment

Peter Kenyon and Peter Imhoff came in to discuss a lot line adjustments on Beech Hill. Peter K wants to adjust both of their lots to make them clear and relatively equivalent to one another. They want to develop a trail from the bottom of Old Common Road, approaching up to Beech Hill. This could create additional recreation opportunities for the Town and allows Mr. Imhoff more opportunity to develop his lot. Bruce asked if the lot was in conservation. The land is not under Beech Hill Conservation. A question was raised about the need for a new survey before reallocating the lot line. Bruce suggested asking for a waiver of what was already surveyed and Caleb agreed. Bruce advised scheduling another meeting to hear and vote on the merits of the lot line adjustment. Bruce suggested that the full survey of the Beech Hill properties be waived, allowing the Mylar to show the area to be adjusted rather than the full parcels.

Decorum and Civility at Planning Board meetings

After comments made by Steve Baldwin at the November meeting; Don Primrose submitted a letter to the Board urging them to hold themselves to a higher standard of behavior. The letter is attached to these minutes.

Bruce moved to adjourn the meeting at 8:49 pm; and Kirsten seconded and the motion passed.

Respectfully Submitted,

Alyssa A. Vautier, Secretary
Revised by Kate Fuller

December 8, 2022

To: The Planning Board, Dublin NH

I would like the record to show that this is a formal complaint against Steve Baldwin, Vice Chair to the Planning Board, Town of Dublin. Steve Baldwin's comments on November 11, 2022 created a hostile environment, interfering with the work of Kirsten Colantino, an elected member of the Town of Dublin Planning Board. I thought his comments were intimidating and harassing in nature. I found his offensive comments to Kirsten affected my own ability to respond to the issue at hand as an alternate member to the planning board.

Sincerely,
Donald Primrose

(In New Hampshire, you are protected from any act of harassment under RSA 354-A: 6 and 7.)