



Planning Board Minutes
PO Box 277
Dublin, NH 03444
July 20th, 2023

The Planning Board met on July 20, 2023 in the basement of the Town Hall. Present were Don Primrose- Chair, Susan Peters- Select Board Representative. Members: Caleb Niemela, Katy Wardlaw, Kirsten Colantino, and Francis McKenna. Also present were alternates Karl Eckilson, Neil Sandford and Brie Morrissey. Absent were, Donna Garner- Vice Chair and alternates Archie McIntyre and Rob Sardinkas.

Call to Order: Don opened the meeting at 7:00 pm appointing Karl to sit in for Donna at this meeting.

Approval of Planning Board Minutes, June 15, 2023: Katy made a “motion to approve the minutes as amended”. Susan seconded. The motion passed unanimously with Kirsten and Neil abstaining.

Committee Report: Housing Committee: Don encourages all Board members to attend, and to invite others, to the July 22nd meeting/ kickoff of Dublin’s Housing Future-Let’s Talk. Kirsten stated that setup begins at 9am and asks everyone to be there and help.

Old Business: Smokehaus Barbecue: Short discussion as Don informed the Board that a complaint letter was sent by Code Enforcement Officer Mike Borden in regards to the temporary signs that may be in violation. The zoning ordinance states that temporary signs/flags can be on display for up to 29 days. The Smokehaus is taking them down every night. It was suggested that PB needs to define the language/definitions in the ordinance concerning the use of flags and banners to include accumulative time allowance.

New Business: Morning Star Maple: Don informed the Board about the potential of ownership. Open discussion ensued. Is it “grandfathered” since similar products will be sold to current products and there is no impact change or would the Board require a complete site review? The Board felt that a new plan was not necessary but that the new owners would need to get a sign permit. Don will inform the new owners how to proceed.

Planning Board Development: Driveway Safe Sight Distance: Don spoke with Police Chief Suokko. On a 35 MPH flat paved road, 197 feet is considered safe and 209 feet on a gravel road. The Board agrees that 200 feet will apply for all driveways.

Driveway Regulations Review: The Board continued to review DRV, page 4 & 5, J-S, skipping P until Don speaks to the Fire Chief. Brie offered putting together the draft of changes. Caleb and Don restated adding diagrams to regulations. Proposed changes will be discussed at a public hearing held sometime this fall. Don will be checking into Wetland Permits and Driveway Flares.

Article XXIII Conditional Use Permits Zone 94-96: Don asked the Board to read before the next meeting on August 3, 2023, for review of Transient Usage/Airbnb need for Usage Permit.

Other Business: State driveway permit copy received for repaving Map 8 Lot 4A-164 Lower Jaffrey Road. No action required.

Adjournment: There being no further business, Don made a motion “to adjourn the meeting at 8:44pm”. Katy seconded.

Minutes respectfully submitted by Madeline Paladino