



Planning Board Minutes  
PO Box 277  
Dublin, NH 03444  
September 7th, 2023

The Planning Board met on September 7, 2023, in the basement of the Town Hall. Present were Don Primrose- Chair, Donna Garner- Vice Chair, Susan Peters- Select Board Representative. Also present were Members: Francis McKenna, Katy Wardlaw, and Kirsten Colantino: Alternates: Karl Eckilson, Neil Sandford and Archie McIntyre, and Town Residents: Dan Scully, Korey Snow, Kim Homoleski, Kevin Miller and Sturdy Thomas. Absent was member, Caleb Niemela and alternates: Brie Morrissey and Bob Sardinskas.

**Call to Order:** Don opened the meeting at 7:00pm appointing Archie to sit in for Caleb at this meeting.

**Approval of Planning Board Minutes, August 3rd, 2023:** Donna made a “motion to approve the minutes as amended”. Susan seconded. The motion passed unanimously with Katy and Kirsten abstaining.

**Committee Report: Housing Committee:** Next meeting September 11, 2023.

**Consultant Report: Dublin Population Housing Analysis:** Carol Ogilvie presented a draft of the “Population & Housing Analysis” report. Discussion ensued with Donna asking about wages and the affordability issues noted regarding occupations/professions. The Board agrees that Dublin needs to add houses to meet its housing goals.

### Old Business

**Sign Permit for Monadnock Oil and Vinegar Map 08 Lot #09:** The Board reviewed the Sign Permit submitted by Monadnock Oil & Vinegar. Donna Garner made a “motion to approve the Sign Permit; the sign not to exceed 20 SF in size”. Kirsten Colantino seconded the motion. The Motion passed unanimously.

**Use Permit for Monadnock Oil and Vinegar:** The Board discussed if there was a substantial change of use. After discussing and finding no significant change, Susan Peters made a “motion to Grandfather use as such: “Specialty retail, Food Products and Gifts”. Kirsten Colantino seconded the motion. The motion passed unanimously.

### New Business

**Driveway Permit- 38 E. Harrisville Rd. Map #3 Lot 46-C:** An application was received for a 2<sup>nd</sup> driveway, which did meet the requirements. Francis and Don visited the site to check the

sight distance. Kevin Miller, the homeowner, spoke about location, removal of scrub trees, and the need for a second driveway. Discussion ensued regarding “demonstrated need” by the owner. Donna made a “motion to deny application for a Driveway Permit”. Katy seconded. Vote result: 6 yes, 1 opposed. Second Driveway Access was denied.

**Application for Subdivision of Land: Benton Grant:** Sturdy Thomas presented the plot and answered questions from PB. When asked about 50 foot Right of Way Easement - Plot Note 9 - Sturdy stated it was for a walking path only as reflected in the deed. When asked about the status of the barn Sturdy stated there were no plans. It was noted that “Checklist for Accepting a Subdivision Application” 9.-aa “100 ft. well radius on its own lot.” Archie made a “motion to accept application to subdivide”. Susan seconded. The motion passed unanimously. The Planning Board will hold a public hearing on October 5th for subdivision procedure #3 “Determination that the Application is complete”. Items needed to complete the Application: Copy of any existing or proposed deed restrictions or easements (to include restricted area)  
Copy of Stone Wall Removal Permit  
Copy of Driveway Permit State / Town  
Copy of State of NH septic approval or copy of application.

#### **Other Business**

**Sign Conformance/Permitting:** Don shared that he received a call about Avenues Recovery Community. A large cement pad has been poured in front of their sign. He will be sending them a sign application. It was suggested that Don also reach out to Mike Borden.

**Transient Housing:** Don presented the permit for review again. Discussion ensued. Donna and Susan agreed that all AirBnB, or similar, transient housing units were currently operating without a permit. Don’s concern was focused on enforcement or lack thereof. Archie McIntyre and Donna Garner volunteered to research and work on a zoning article in regard to transient housing and an applicable permit for the same.

**Adjournment:** There being no further business, Donna made a “motion to adjourn the meeting at 9:08pm”. Kirsten seconded.

Minutes respectfully submitted by Donald Primrose