



Planning Board Minutes
PO Box 277
Dublin, NH 03444
November 2, 2023

The Planning Board met on November 2, 2023, in the basement of the Town Hall at 7:00pm. Present were Don Primrose- Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Kirsten Colantino and Alternates: Archie McIntyre and Karl Eckilson. Absent were Members: Donna Garner- Vice Chair, Katy Wardlaw and Alternates: Bob Sardinskas, Brie Morrissey and Neil Sandford.

A list of other attendees attached.

Call to Order: Don opened the meeting at 7:05pm appointing Karl to sit in for Donna.

Approval of Planning Board Minutes, October 19, 2023: Susan made a “motion to approve the minutes as amended”. Francis seconded. The motion passed unanimously.

Unfinished/Old Business: The Benton Grant Minor Subdivision Public Hearing is continued until 9:00am on Saturday, November 4, 2023 during the site visit – Map 6 Lot 59 Sub D. (Don will confirm with Bruce Fox, Friendly Farm, that his lot can be used for parking.)

ADU Workshop: The Planning Board reviewed current Town Regulations concerning “Accessory Living Units”. Discussion ensued noting the definition of Accessory Living Unit be replaced with Accessory Dwelling Unit and a new definition for ADU.

A working draft of changes/language clarifications was reviewed exchanging ideas amongst all those attending the meeting. The first draft will be edited to reflect tonight’s discussion and a second working draft will be reviewed on November 16. Proposed changes in regulations need to be presented at a public hearing and once finalized, may be voted on in March 2024.

Driveway Permit Application- Benton Grant: Sturdy Thomas, representing Benton Grant, requested a second driveway for Map 6 Lot 59D currently being considered for a minor subdivision. Don reminded Sturdy that the initial subdivision application only showed one shared driveway. Sturdy presented a map, copy attached to these minutes, delineating clearly where each driveway would be, stating one is necessary to the barn between stone walls. The

NH DOT has approved a new driveway access off Rt 101. Don made a “motion to grant the second driveway location which is shown on the plot plan for Map 6, Lot 59D, acknowledging the existing driveway to be the driveway by right, and must be shown on Plan”. Caleb seconded the motion. The motion carried unanimously. Sturdy told the Board that Benton Grant has received a letter from the Town of Dublin stating that the existing buildings are dilapidated and unsafe. Sturdy states that the property will be sold without a “grandfather clause”, and that the current house will be razed with the new footprint to meet current set-back regulations. Because the proposed driveway goes through a wetland buffer, waivers may need to be considered. Susan suggests looking at this issue during the site visit. A Dublin Conservation Commission representative has already walked the property and one will be present during the site visit on Nov. 4th. Sturdy gave Jay Schechter, Con. Com-chair, a copy of the map. Boundary markers will be in place for the site review.

Next Regular Planning Board Committee Meeting: Thursday, November 16, 2023, 7pm

Adjournment: There being no further business, Don made a “motion to adjourn the meeting at 8:55pm”. Karl seconded.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees Meeting

Date: November 2, 2023

Emily Primrose

Sturdy Thomas

Jay Schechter

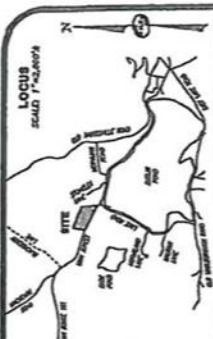
June Brening

Margot Sprague

Susan Phillips-Hungerford

Planning Board Secretary - Nancy Perry

Also monitoring the meeting by phone: Donna Gardner-Vice Chair



NOTES:

1. THE SUBDIVISION MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO SHOW THE GENERAL LOCATION OF THE PROPOSED SUBDIVISION.
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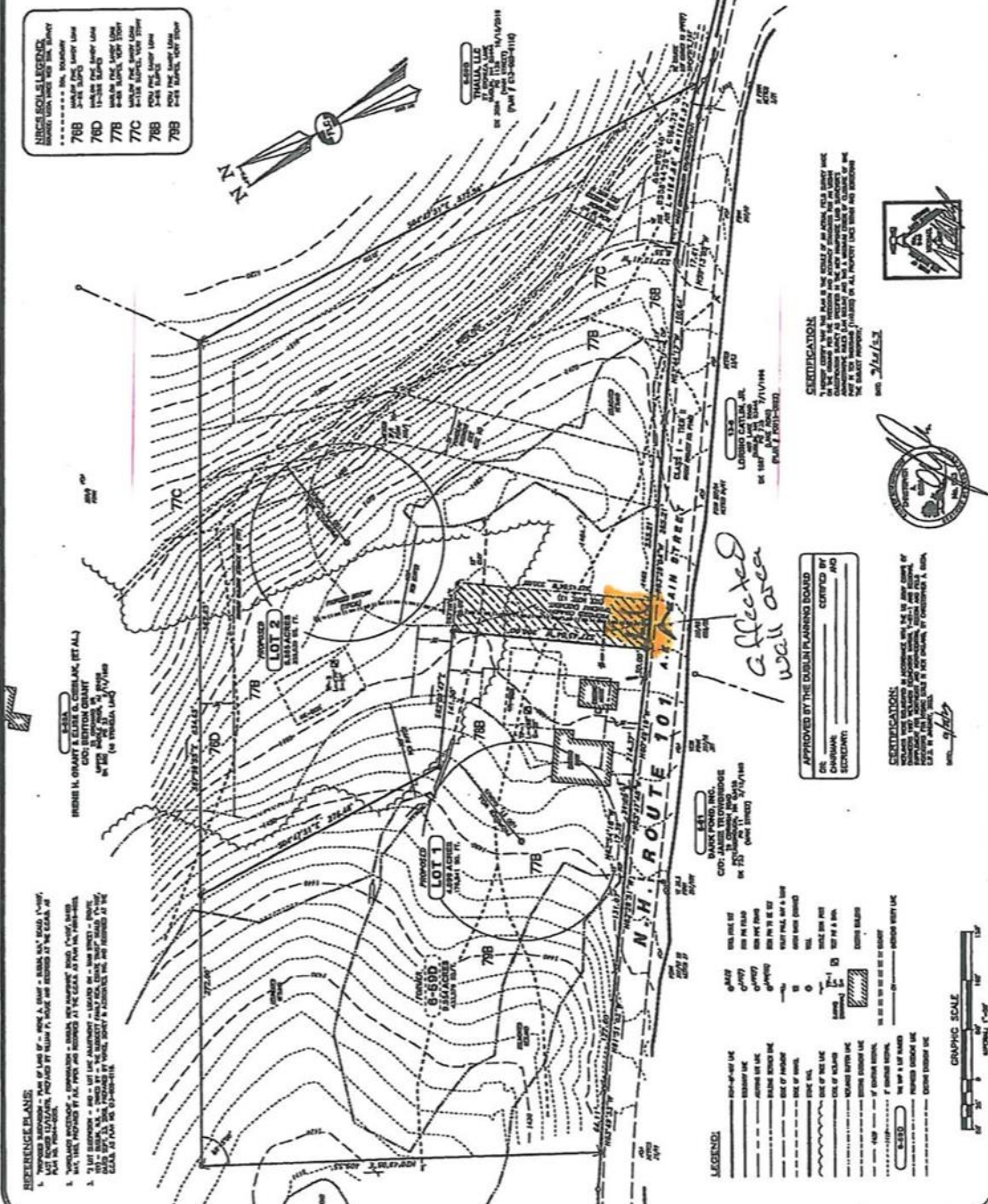
SUBDIVISION PLAN
TAX MAP 8 LOT 600
779 MAIN STREET
DUBLIN, NEW HAMPSHIRE
PREPARED FOR:
GOOD DIGGS, LLC
100 Main Street, Dublin, NH 03445

BENTON GRANT
38 ORCHARD ST., UPPER MERIDEN, CT 06468
MAY 16, 2013

SCALE: 1" = 50'

Surveying & Engineering • Land Planning • Permitting • Septic Design

FIELDSTONE
LAND CONSULTANTS, P.C.
100 Main Street, Dublin, NH 03445
Phone: (603) 879-1211
www.fieldstone-land.com



REFERENCE PLANS:

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LEGEND:

- PROPOSED LOT 1
- PROPOSED LOT 2
- EXISTING LOT 1
- EXISTING LOT 2
- EXISTING LOT 3
- EXISTING LOT 4
- EXISTING LOT 5
- EXISTING LOT 6
- EXISTING LOT 7
- EXISTING LOT 8
- EXISTING LOT 9
- EXISTING LOT 10
- EXISTING LOT 11
- EXISTING LOT 12
- EXISTING LOT 13
- EXISTING LOT 14
- EXISTING LOT 15
- EXISTING LOT 16
- EXISTING LOT 17
- EXISTING LOT 18
- EXISTING LOT 19
- EXISTING LOT 20

CERTIFICATION:

I, the undersigned, being a duly licensed Professional Engineer in the State of New Hampshire, do hereby certify that the foregoing is a true and correct copy of the original as shown to me.

APPROVED BY THE DUBLIN PLANNING BOARD:

DATE: _____

SECRETARY: _____

CERTIFICATION:

I, the undersigned, being a duly licensed Professional Engineer in the State of New Hampshire, do hereby certify that the foregoing is a true and correct copy of the original as shown to me.

GRAPHIC SCALE:

1" = 50'