



Planning Board Minutes

PO Box 277

Dublin, NH 03444

November 30, 2023

The Planning Board met at 7:00pm on November 30, 2023, in the basement of the Town Hall. Present were Don Primrose- Chair, Donna Garner- Vice Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Kirsten Colantino, Katy Wardlaw and Alternates: Archie McIntyre, Brie Morrissey, Bob Sardinkas and Neil Sandford. Absent was Alternate, Karl Eckilson.

A list of other attendees attached.

Call to Order: Don opened the meeting at 7:01pm.

Approval of Planning Board Minutes, November 16, 2023: Katy made a “motion to approve the minutes as amended”. Susan seconded. The motion passed unanimously.

New Business

HOP Meeting: Donna mentioned that the next committee meeting will be this Monday, December 4th at 7PM.

CIP Appointees: Caleb stated that at the last CIP meeting, the members questioned if all current members needed to be reappointed at this time. It was determined that committee members were appointed in staggered two-year terms with appointments after the town election.

Last appointment was to replace a member that had passed away.

ADU Workshop: Don began this workshop by first reading the State’s definition of ADU’s and NH Department of Business’ intent of ADU’s. All in attendance were then asked to join one of two groups of their choosing: 1st group to brainstorm how Dublin’s definition would read and the 2nd to brainstorm how Dublin’s intent would read. Participants were reminded that towns’ policies cannot legally supersede State law. Discussion ensued within each group. The draft for ADU’s definition reads: “An ADU is an additional dwelling unit that is secondary to the primary unit. It is not an equal or duplicate unit, which would result in the creation of a duplex. An ADU may be an interior part of an existing building, an attached extension of an existing building, a conversion of an out-building (such as a garage, barn, or shed), built as part of a new single-family home, or as a new detached building.” The draft for intent reads: “Dublin would like to encourage additional houses that are affordable for both entry level and downsizing opportunities

without further infrastructure and/or land development. This will require allowing the efficient use of existing structures to house smaller affordable units as well as allowing add-ons to existing structures.” The discussion continued as a whole group with the consensus that it is important to present any changes to the current town ordinance in language that will allow the warrant to pass. It was thought that it might be best to address a single ADU structure rather than including language about a “second” one. Other than simplifying language, the only real change would be “by right”. The Board also discussed issues such as if the owner must be the occupant of one of the units, noting that ADU’s are not intended to replace rentals nor be apartment units. Should there be a commercial element to ADU’s such as short-term rentals? Caleb noted a lawsuit that he believes found that short term rentals cannot be prevented. Other topics revolved around whether language could be included to assure that any attached ADU’s followed the architectural style of the existing building. Square footage was discussed, and it was decided that the ADU cannot exceed whichever is smaller: 1200-sq.ft. or the size of the primary unit.

Next Planning Board Committee Meeting: Thursday, December 7, 2023, at 7PM in the basement of Town Hall.

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

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees Meeting
Date: November 30, 2023

Jay Schechter
John Morris
June Brening
Margot Sprague
Susan Phillips-Hungerford
Nina McIntyre
Mary Lofti
Emily Primrose