



Planning Board Minutes

PO Box 277

Dublin, NH 03444

December 7, 2023

7:00PM in person and via Zoom

The Planning Board met in the basement of the Town Hall. Present were Don Primrose- Chair, Donna Garner- Vice Chair. Members: Francis McKenna, Caleb Niemela, Kirsten Colantino and Alternates: Brie Morrissey, Neil Sandford and Karl Eckilson. Absent were Katy Wardlaw, Member and Alternates: Archie McIntyre and Bob Sardinkas. Due to illness, Select Board Representative, Susan Peters monitored the meeting via Zoom but chose not to have a vote in the meeting for health reasons.

A list of other attendees attached.

Call to Order: Don opened the meeting at 7:05pm appointing Karl and Brie to sit in for Katy and Susan, respectively.

Approval of Planning Board Minutes, November 30, 2023: Caleb made a “motion to approve the minutes as written”. Karl seconded. Roll call vote: Francis, yes. Caleb, yes. Don, yes. Donna, yes. Karl, yes. Kirsten, yes. Brie, yes.

Old/Unfinished Business

Minor Subdivision Map 6 Lot 59D: Caleb recused himself from any discussion and left his seat at the Board table. Don stated that he just received the fourth revision of subdivision plans from Sturdy Thomas, representative of the property owner, short of the driveway permit. Don made a “motion to accept the application as substantially complete from Sturdy Thomas, representing Benton Grant, for a minor subdivision for Map 6 Lot 59 Sub D.” Kirsten seconded the motion. Roll Call Vote: Francis, yes. Don, yes. Donna, yes. Kirsten, yes. Karl, yes. Brie, yes.

Driveway Waiver for Map 6 Lot 59D: Since neither Dublin nor the State ever acknowledged the existing driveway in any driveway approval, Don made a motion that due to mis-information presented to the Dublin Planning Board; “I make a motion to rescind the motion from November 6, 2023 in regards to permitting a second driveway location. The State of New Hampshire and the Town of Dublin do not recognize, nor have they ever recognized, a driveway onto Main Street for Map 6 Lot 59D.” Kirsten seconded. Further discussion ensued concerning StonLea Lane’s right of way. Roll Call Vote: Francis, yes. Don, yes. Donna, yes. Kirsten, yes. Karl, yes. Brie, yes.

Caleb returned to his seat at the Board table.

Presentation- Village District Overlay Ideas: Susan Phillips-Hungerford began the presentation by explaining the three maps that would be reviewed. (Copies of the maps are attached to the minutes.) Map #1 represented a “by right” approach to ADU’s. The red dots on the map are indicative of the number of units for counting purposes only. 16 units could potentially be built. The dots do not represent where on the property or what type of ADU would be accepted. The second map is a representation of potential growth, if Dublin reduced the acreage requirement, which included 37 potential units. Susan P-H pointed out that current building costs are about \$400 per square foot meaning that a 1200 square foot home would cost \$480,000 to build. Dan Scully then spoke to the third map which was a hypothetical creation of a newer Dublin village center, not to replace the existing “historical” center, but a modern one which would include cottages, a range of different style homes, duplexes, cottages, etc. This village concept would possibly offer shared wells and/or septic systems with common land for gardens and recreation. Although a specific location was shown, Dan mentioned that there are several large-acreage properties within Dublin that could support this type of growth which would add density to the population of Dublin without changing the look of the village.

Open discussion followed with Board members asking questions such as whether the “new village” would include commercial units/mixed uses and would/should building materials and architectural styles be controlled in a planned village. It was thought that covenants might be a good idea within a neighborhood but that it may not be throughout the entire village.

New Business

HOP Committee: The committee is in the final stages of their findings. Don applauds the work that this committee has done.

ADU Workshop: Don handed out copies of the latest ADU draft stating that, if the Board wanted to present changes to the Town at the next Town Meeting, the deadline for submitting a Warrant Article to the Select Board was December 13th. Don pointed out that Dublin’s current policy does not comply with the State RSAs and that it is imperative that The Board brings Dublin’s ordinances into compliance. The draft was reviewed line by line with minor editing changes. The new definition replaces “Accessory Living Unit” with “Accessory Dwelling Unit”. Susan Peters pointed out that all references in the Ordinance to Accessory Living Unit will need to be changed. The draft included: Table of Contents, Definitions, Article IV (N), Table of Uses,; Index. Caleb made a “motion to accept the document as amended for the purpose of going forward to the Select Board with language to replace and further define section N of the Zoning Boards primary and accessory living unit definition”. Brie seconded. Roll Call Vote: Francis, yes. Caleb, yes. Don, yes. Donna, yes. Kirsten, yes. Karl, yes. Brie, yes.

Meeting Time Change: Don made a “motion to change the time of regularly scheduled meetings from 7:00pm on the 1st and 3rd Thursday of each month to 6:00pm from this date forward.” Caleb seconded. Roll Call Vote: Francis, yes. Caleb, yes. Don, yes. Donna, yes. Kirsten, yes. Karl, yes. Brie, yes.

Next Planning Board Committee Meeting: Thursday, January 4, 2024 at 6PM in the basement of Town Hall.

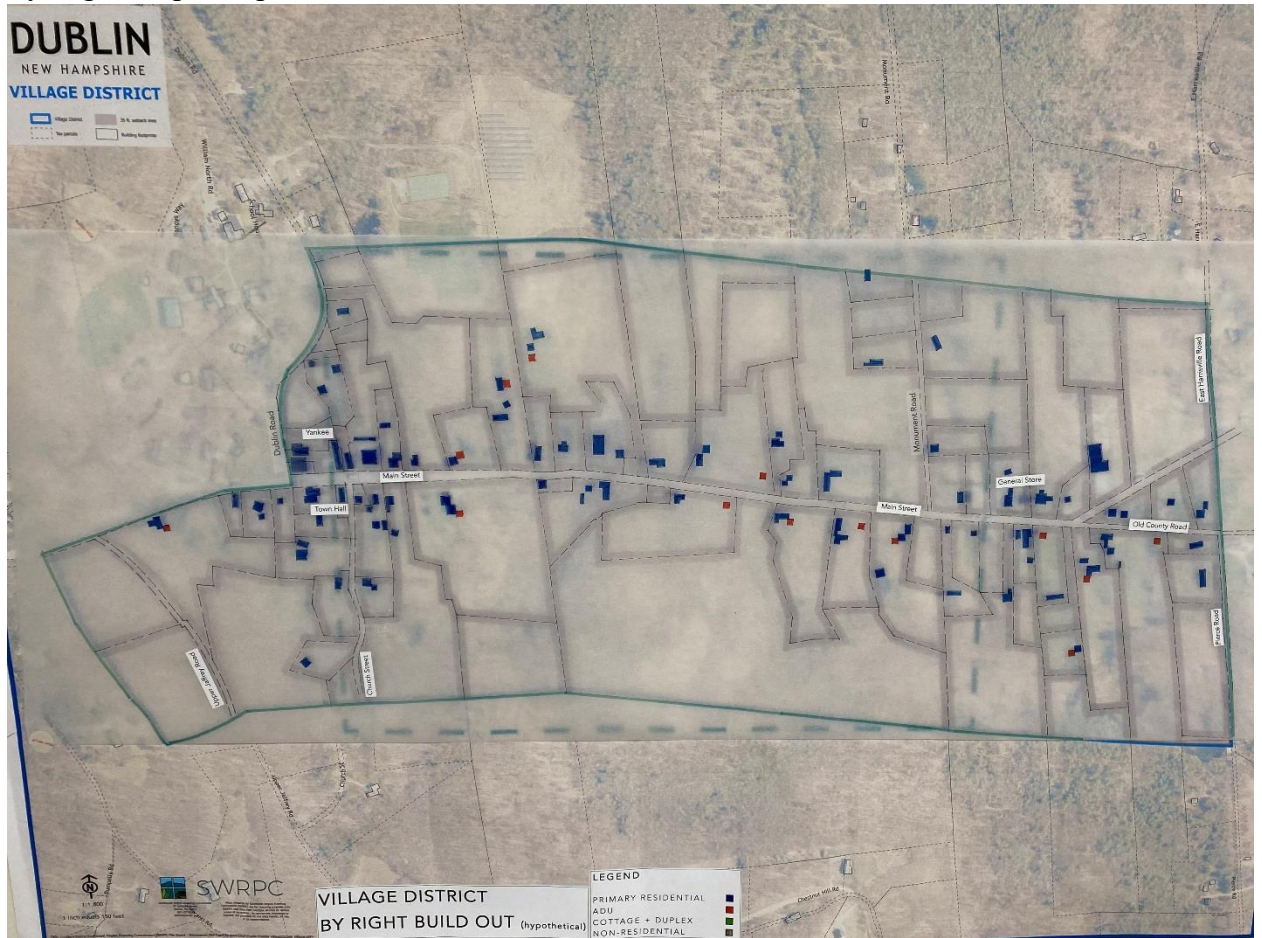
Adjournment: There being no further business, Don made a “motion to adjourn the meeting at 8:45pm”. Caleb seconded.

Minutes respectfully submitted by Pamela J. Celko

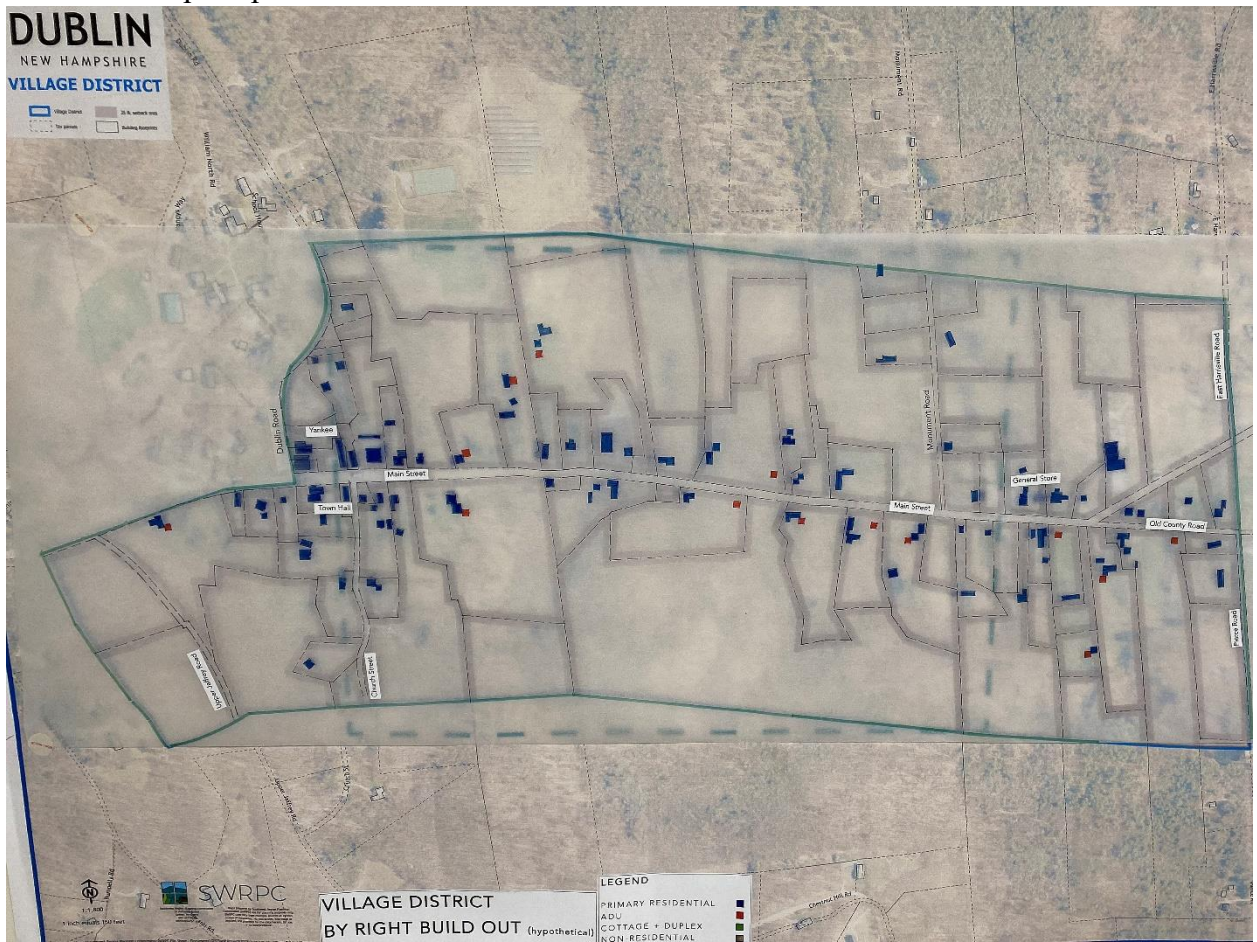
List of Non-Board Member Attendees Meeting
Date: December 7, 2023

June Brening
Susan Phillips-Hungerford
Emily Primrose
Dan Scully

By Right Map: Map #1



Build Out Map:Map #2



Hypothetical Map: Map #3

