



Planning Board Minutes
PO Box 277
Dublin, NH 03444
January 18, 2024

In person and via ZOOM

The Planning Board met at 6:00pm 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, Katy Wardlaw, Kirsten Colantino and Alternates: Karl Eckilson and Archie McIntyre. Absent were Alternates: Bob Sardinkas, Brie Morrissey and Neil Sandford.

A list of other attendees attached.

Call to Order: Don opened the meeting at 6:02pm. The Chair read from the Rules of Procedure which states that the Planning Board cannot appoint an alternate for the Select Board Representative to the Planning Board, but that the appointment has to be determined by the Select Board. Both Boards recognize this and mutually decided that there will be an alternate for the Select Board Representative in attendance.

Approval of Planning Board Minutes, January 4, 2024: Caleb made a “motion to approve the minutes as written”. Francis seconded. Roll Call Vote: Katy, yes. Donna, yes. Francis, yes. Caleb, yes. Don, yes. Kirsten, yes.

Approval of Planning Board Site Visit Minutes, January 6, 2024: Caleb made a “motion to approve the minutes as written”. Kirsten seconded. Roll Call Vote: Katy, yes. Donna, yes. Francis, yes. Caleb, yes. Don, yes. Kirsten, yes.

Old/Unfinished Business:

Waiver for Wetland Buffer-Map 7 Lot 22 Sub B- Originally the application for a waiver of the wetland buffer for this property was encroaching 30-feet into the 100-foot setback. The owner has refigured the location of said house and is now asking for not more than a 10-foot (9.1ft) encroachment into the wetland buffer. Discussion ensued as the Board members reviewed their discoveries of the property, especially concerning water runoff, proximity of a house to the road in relationship to septic and well considerations. It was pointed out that neighboring houses were closer to the wetlands and within in buffer, but at the time of their construction, the Town Ordinance was 50-foot. A “grandfathered condition” does not apply since this is new

construction. Don made a “motion to approve an encroachment into the wetland 100 foot buffer zone not to exceed 10 feet. The existing fill area in the buffer zone is not to be disturbed. Any erosion is to be filled and reseeded.” Caleb seconded. Roll Call Vote: Katy, yes. Donna, yes. Susan, yes. Francis, yes. Caleb, yes. Don, yes. Kirsten, yes.

Driveway Application, waiver for wetland buffer setback-Map 6 Lot 59D: Caleb recused himself from any discussion and left his seat at the Board table. Don appointed Archie to sit in for Caleb. Sturdy Thomas, representative for property owner, Benton Grant, and Chris Guida-wetland scientist for Fieldstone, had prepared and presented to the Board moving the driveway 25-feet which is on the boundary of the wetland buffer. The requested waiver is a temporary one, asking to encroach no more than 10-feet “during construction”. Francis made a “motion to approve the temporary encroachment of 10-feet along the wetlands buffer zone during construction, providing said area is returned to its current state”. Donna seconded the motion. Roll Call Vote: Katy, yes. Donna, yes. Susan, yes. Francis, yes. Archie, yes. Don, yes. Kirsten, yes.

Driveway Location Application- Map 6 Lot 59D- The new driveway location follows the eastern boundary line of the second proposed subdivided lot. It is not located the wetland buffer and it is a shared driveway to the two proposed lots. Donna made a “motion to approve the new driveway location application subject to a State modified permit and replacement of the 12” clay culvert to a 268- lineal foot 18” pipe. Archie seconded. Roll Call Vote: Katy, yes. Donna, yes. Susan, yes. Francis, yes. Archie, yes. Don, yes. Kirsten, yes.

Caleb returned to the meeting and his place at the table. Archie was relieved of his alternate status.

Adjournment: There being no further business, Caleb made a “motion to adjourn the meeting at 6:45pm”. Don seconded.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees Meeting Date: January 16, 2024

Chris Guida-wetland scientist for Fieldstone

Conservation Commission Members:

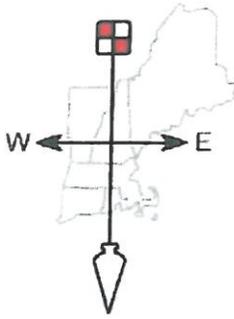
Jay Schechter-Chair

June Brening

Sturdy Thomas, representative for Benton Grant

Dublin Resident:

Emily Primrose



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1-18-24
yes

January 18, 2024

Town of Dublin
Planning Department
PO Box 277
Dublin, NH 03444

RE: Wetland Buffer Waiver Request - Revised
Tru Form Foundations
Tax Map 7, Parcels 22B
Monument Road
Dublin, NH 03444

Background:

The above reference property consists of an existing 2.36 acre non-conforming lot of record created in 1987. The parcel is bisected almost equally in a north south direction by a seasonal runoff which meets the criteria for Jurisdictional Wetland. The eastern ½ is currently grass / open field with a few Norway Maples and some overgrown field all the way to the seasonal runoff. As such the current 100 ft buffer area on the eastern side consists only of assorted grasses with no forested buffer or vegetation. The western side buffer area is mature forest essentially undisturbed. Soils on the site are mapped as a Glacial Till, Marlow fine sandy loam according to NRCS County Soil Survey. Soil auger samples take on site confirm the glacial till soils along with area of apparently human transported material (fill piles) that appear to have been spread out in the northwesterly portion of the eastern half of the site.

Information gathered including aerial photographs indicated that the eastern portion of the lot from Monument Road to the seasonal runoff was entirely cleared and re-graded and used as work yard for a commercial landscaping operation. The topography on the eastern part of the lot consists of a small knoll about 120 ft back from the road and 100 feet from the seasonal runoff.

Following the observations made and discussion with the owner at the site walk with Planning Board and Conservation Commission the owner has worked with us to reposition the proposed dwelling more to the north in order to be able to reduce the required wetland buffer encroachment to 10 ft at the closest point of the building. The proposed building has been relocated away from the wetland area to the greatest extent possible and still allow for the house to be constructed at the height of land to provide proper drainage and allow for construction access around the house and to allow for a patio / deck in the back yard and provide for as much compliance as possible with the 100 ft wetland buffer.

The following characteristics of the property are unique and warrant the allowance of the closest point of the proposed house to be 90 ft +/- from the seasonal wetland area that transects the lot for the following reasons:

- 1) The site is an existing non-conforming lot of record bisected by a seasonal runoff wetland area.
- 2) Strict conformance to the 100 ft buffer creates an unrealistically small buildable area in a poorly suited topographic location for site drainage, safe access to the property and an aesthetically displeasing location very close to the town roadway.
- 3) Maintaining a 90 ft buffer between the proposed house and the seasonal runoff will provide more than adequate buffer functions and values due to the mild slopes, moderately well drained soils and dense, well established hay/grass field vegetation which has greater capacity to stabilize soil and prevent erosion than open forested understory during severe storm events due to the dense knit interwoven rooting structure of grasses .
- 4) Maintaining a 90 ft buffer will allow for the house placement farther away from the town road and at the height of land to provide better overall site drainage from the proposed home which follows best practices for building location and design.
- 5) Slopes from the proposed house location to the wetland are gentle and there was no evidence of erosion or runoff through the grasses field that would adversely affect the wetland area.
- 6) The house location has been revised to greatest extent possible relative to septic system location and driveway requirements and to comply with the 100 ft buffer and address recommendations by town officials for the non-conforming lot of record.
- 7) The house relocation will also allow for the existing semi-mature shade trees on the southerly side of the lot to remain and provide shading to the house and improve aesthetic appeal from the town road.
- 8) The area along the seasonal wetland that appears to be re-graded soil with trace pieces of inorganic stone / brick apparently left over from previous use by a landscaper is to remain in place and undisturbed. The area is to be re-seeded with conservation mix if exposed soil is observed to be present once the growing season starts.
- 9) The buffer area on the western side of the seasonal runoff is mature forested upland mixed hardwoods and is not proposed to be disturbed. The minor encroachment of 10 ft into the buffer (maintain 90 ft of vegetative buffer) will provide for adequate protection for the wetland and will not cause any adverse effect to the wetland area

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Wetland Buffer Waiver Request – Monument Road, Dublin NH

or surrounding environment and will still allow for reasonable use of the existing non-conforming lot of record.

Summary:

The proposed house location area at the height of land will still provide 90 ft of vegetated buffer of dense grasses / hay field providing a more than adequate buffer and protection to the onsite seasonal runoff wetlands while allowing reasonable use on an existing lot of record with no adverse effects to the wetlands, environment or overall community.

Sincerely,
Fieldstone Land Consultants, PLLC



Christopher A. Guida, CSS, CWS
Certified Soil & Wetland Scientist

