



Planning Board Minutes

PO Box 277

Dublin, NH 03444

February 15, 2024

6:00PM in person and via Zoom

The Planning Board met in the lower meeting room of Town Hall. Present were Don Primrose- Chair, Donna Garner- Vice Chair, Susan Peters, Select Board Representative, Katy Wardlaw, Member: Francis McKenna and Alternates, Karl Eckilson and Archie McIntyre. Absent were Members: Kirsten Colantino and Caleb Niemela and Alternates: Brie Morrissey and Neil Sandford.

A list of other attendees attached.

Call to Order: Don opened the meeting at 6:03pm appointing Karl and Archie to sit in for Kirsten and Caleb respectively.

Approval of Planning Board Minutes, February 1, 2024: Francis made a “motion to approve the minutes as amended”. Susan seconded. Roll call vote: Susan, yes. Francis, yes. Don, yes. Karl, yes. Archie, yes. Katy and Donna abstained.

Approval of Planning Board Public Hearing Minutes- ADU Language, February 1, 2024: Susan made a “motion to approve the minutes as amended”. Francis seconded. Roll call vote: Susan, yes. Francis, yes. Don, yes. Karl, yes. Archie, yes. Katy and Donna abstained.

Old/Unfinished Business

Driveway Application Status, Map 6 Lot 59D: Sturdy informed the Board that the driveway permit has not been resubmitted to the State and the owner is not moving forward until he is assured that the subdivision will be approved by the Board.

Minor Subdivision, Map 6 Lot 59D-Merits of Subdivision: The Board expressed concern about the “size of the building envelope” on both lots including site for house, garage, well and septic system. Concerns about the State approved driveway entering Rt 101 in a passing zone were also discussed. Dublin can put parameters on the size and material of the driveway. Questions about the “right of way” were voiced. Prior submitted deeds stated that the right of way was “east of barn” with no true location. There are several other issues which potentially impact/hinder this subdivision, but those issues can be addressed in the motion. Don read the proposed motion to the Board. Further discussion ensued. Sturdy mentioned that the owner is stressed financially and pointed out that one of the conditions mentioned in the original motion, “building the first 20feet of the driveway”, is not feasible until one or both lots have been sold to

cover expenses. The same applies to resolving the broken clay pipe in wetland area. It was suggested that a bond could be obtained. Don made a “motion to approve a minor subdivision for Benton Grant, Map 6 Lot 59 as shown on Plan titled “Subdivision Plan Tax Map 6 Lot 59 D (7779 Main Street) Dublin, New Hampshire, Land of Benton Grant by Fieldstone Land Consultants, PLLC dated May 16, 2023 with revisions to 09/27/23(date to be revised*)”. Subject to:

1. Provide engineered plan to replace 290+ feet of 12 inch clay pipe with new pipe-size to be determined.
 - File statutory notice for culvert replacement with the State of New Hampshire.
 - Replacement of outfall structure and 290+/- linear feet of culvert per plan within 180 days (08/16/24).
2. Obtaining Driveway Permit. Installation of first 20 feet of driveway at Rt. 101, or to obtain a bond for the same. Entrance completed by February 16, 2025. Sturdy Thomas to get an estimate for the bond amount to cover driveway entrance construction.
3. An executed, modified easement for pedestrian use reflecting the location of the 50ft wide “Right of Way (Trail Access)” shown on plan that runs from the southeasterly corner of Lot 2 at Route 101 to the northerly boundary of said lot and the southernly boundary of Lot 6-59A.
 - Specifically, to remove the language “easement to accommodate the passage of motor vehicles executed by owner(s) of Lot 6-59A
4. Items 1, 2 and 3 are to be completed before the subdivision approval is signed.”

* Amended plan needs to be reviewed by Planning Board (driveway easement location)
Archie seconded. Roll call vote: Susan, yes. Francis, yes. Don, yes. Karl, yes. Archie, yes. Katy no. Donna yes. The motion carried.

Other Business

Letter of Resignation: Although Don read and acknowledged an email he received from Rob Sardinkas resigning his position as an alternate on the Planning Board at the last meeting, it was not voted on. Don made a “motion to accept Rob’s resignation”. Francis seconded the motion. Roll call vote: Susan, yes. Francis, yes. Don, yes. Karl, yes. Archie, yes. Katy yes. Donna yes.

Sign Permit Application-Map 7 Lot 15- Avenues of Recovery Center- Original application received in September 2023, did not indicate location, design, size nor any other necessary information. The current sign was never permitted nor was its location. The current application asks for a sign of 41.25 sq ft while the town ordinance is 12 sq ft on rural roads with a 5-foot set back from town right of ways. The current sign, and proposed new sign, is located on the Town of Dublin’s ROW. Don made a “motion to deny the sign application based on its size and location plus the fact that there is no permit for the existing sign”. Archie seconded. Roll call vote: Susan, yes. Francis, yes. Don, yes. Karl, yes. Archie, yes. Katy yes. Donna yes. Don will forward all pertinent information to the Select Board so they can alert Mike Borden, Code Enforcer to the grievances.

Next Planning Board Committee Meeting: Thursday, March 7, 2024, at 6PM in the basement of Town Hall. Public Hearing for minor subdivision- Map 4 Lot 46- to follow at 6:15PM. Site visit for Map 4 Lot 46-91 Dooe Road on Marh 2nd at 8:00am.

Adjournment: There being no further business, Don made a “motion to adjourn the meeting at 7:40pm”. Francis seconded.

Minutes respectfully submitted by Pamela J. Celko

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

Sturdy Thomas-representative for Benton Grant
Emily Primrose
Jay Schechter-Conservation Commission Chair
Matthew Saveliev-Planning Board Secretary