

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
September 3, 2020

These are draft minutes and are not considered final until reviewed by the Planning Board and accepted as an accurate record at the next Planning Board meeting.

Because of the pandemic and under the authority of RSA 4:47, III which grants the NH governor the authority to issue emergency orders and the emergency orders #12, #16 that grant town boards to meet remotely, the Dublin Planning Board met online through Zoom teleconference for a regular monthly meeting on September 3, 2020, at 7:03 PM. Present online were Chairman Bruce Simpson, Caleb Niemela, Allen Hearn, Fred (Rick) MacMillan and selectmen's representative Chris Raymond. Alternates Todd Bennett and Neil Sandford were also in the zoom meeting. Dane D'Arcangelo and Ken (Unknown) joined the meeting on zoom. Bruce named Todd to take Steve's place and Neil to take Donna's place.

Public Hearing for Eversource Tree Trimming on Scenic Roads Application

Bruce opened the public hearing at 7:04 PM. Dane D'Arcangelo joined the meeting representing Eversource. He explained that they need to trim trees on scenic roads in Dublin. This is needed every five years. They have done an assessment and provided a list of trees for the Board's review. Where the trees are on private property, Eversource also needs to get the property owners' permission. They will chip the tree branches. Rick moved to approval the Eversource request to trim and remove trees on Scenic Rds. Second by Caleb and the motion passed unanimously by a show of hands on the screen. Chris, yes; Allen, yes; Todd, yes; Caleb, yes; Rick, yes; Bruce, yes; Neil, yes.

Review of Lot Line Adjustment Application for completeness Clark & Meiklejohn, Map 1, Lot 18A and 18B, Old Marlborough Rd

Bruce reviewed the application and felt there were no issues. The public hearing is set for October 1, 2020 when the final review for completeness will be voted on and the merits considered.

Review of Lot Line Adjustment Application for completeness Lyons & Hampers, Map 11, Lot 9 and Map 6, Lot 15, East Lake Rd

Bruce noted there is a nonconformity on the tract being enlarged in that there is a building within the setback area that could have been addressed by the owners at the same time, but the RSA says we are to approve it as long as it does not make the lot more non-conforming. The public hearing is set for October 1, 2020 when the final review for completeness will be voted on and the merits considered.

Discussion of SWRPC Survey

Bruce noticed that the only changes are on state roads. Bruce noted that there is a sharp curve

on Route 137 which was the only state road issue that could be addressed at some point. No one else noted anything else. No response is needed to SWRPC.

Review of new modifications by US Cellular for their tower 200 Old Peterborough Rd. Map 4, Lot 24

Bruce shared the photos that SBA had sent showing their revised plans for adding antennas to the existing monopole. Chris shared that he thought their modifications would improve the looks even though there is only a ten-foot section on Old Peterborough Road where the tower is visible. Caleb noted that it is a tighter mount with it being narrower. Chris moved to approve the revised modifications that US Cellular has proposed. Caleb seconded the motion and by a show of hands it passed unanimously. Bruce, yes; Neil, yes; Chris, yes; Allen, yes; Caleb, yes; Rick, yes; Todd, yes.

Beech Hill Cell Towers, Map 6, Lot 52

Bruce shared that the attorney from US Cellular had sent a letter pointing out that the conditional use permit was after the tower was originally built and that there is a lattice tower without any camouflaging. Bruce explained why those issues are not valid reason for not complying. He talked with the attorney and tabled the issue until the next meeting asking for a plan to restore the camouflaging to be presented by that date.

Rules of Procedure

Bruce emailed a proposal with changes in red and explanations in blue. He asked the board members to read through them and consider them at the next meeting.

The board consider how to require digital copies of plans in addition to paper copies, and how to designate the updated kind of culverts according to industry standards rather than designating the kind of materials.

Bruce shared more information about the Dentistry sign that was presented last month. He felt that another sign by the highway is not required by the state ordinance, which only requires a dentist to display his or her name at the entrance of his or her place of business; a requirement that could be met by a permitted directory sign.

Meeting Minutes for August 6th, 2020

Caleb point out that Christ should read Chris. Rick moved and Bruce seconded to accept the minutes as amended. Bruce took a roll call vote via waving hands. . Chris, yes; Caleb, yes; Allen, yes; Rick, yes; Bruce, yes; Neil, yes; Todd, yes. The motion passed unanimously.

At 7:51 PM Rick moved and Chris seconded a motion to adjourn, and the motion passed by show of hands on each of the screens. Chris, yes; Caleb, yes; Allen, yes; Rick, yes; Bruce, yes; Neil, yes; Todd, yes. The motion passed unanimously.

Respectfully Submitted,

Neil R. Sandford, Secretary

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