



Planning Board Minutes
PO Box 277
Dublin, NH 03444
March 9, 2023

The Planning Board met for a regular meeting on March 9, 2023. Present were Chairman Bruce Simpson; Susan Peters, Select Board Representative; Rick MacMillan, Steve Baldwin, Kirsten Colantino, Donna Garner, alternates Neil Sandford, Katy Wardlaw, Don Primrose, Bob Sardinksas. Not present: Caleb Niemala.

Also present were Ann Clarkeson, Peter Imhoff, Peter Kenyon, Nina McIntyre, Sturdy Thomas, and surveyor Russell Huntley for a public hearing concerning a lot line adjustment; John and Laura Lawlor to discuss a driveway application; Carol Ogilvie and Ivy Vann concerning the Invest NH Housing Opportunity Planning (HOP) grant; and residents June Brening, Karl Eckilson, John Morris, Geoff Pinney, and Emily Primrose.

Call to Order: Bruce opened the public hearing at 7:03 PM, and named Neil Sandford to sit in Caleb's place.

Public Hearing for Lot Line Adjustment- Imhoff Family Revocable Trust (Map 6, Lot 47B) and Beech Hill-Cublin Lake Watershed Association (Map 6 Lot 47A)

Bruce reviewed the lot line application for completion, and the Board found it to be complete. The Board then considered the merits of the application. Peter Kenyon explained the lot line adjustment involves reconfiguration of two adjoining lots which will create more road frontage for the Imhoff property, allow for a trail from Cemetery Cove to the top of Beech Hill, and assist in the management of the Dublin Lake watershed. The Beech Hill property will be held in conservation.

The Board made findings of fact that two lots are involved, no new lots are being created, and no lot is being made non-conforming. The Board did not find any reasons why the application should not be approved. Upon motion duly made and seconded, the Board voted to approve the lot line adjustment. Bruce asked the applicants to deliver the required mylar to the Town after the meeting, and closed the public hearing.

Lawlor driveway, Charcoal Road (Map 5, Lot 60B)

John and Laura Lawlor described a proposed driveway for their property on Charcoal Road. There are wetlands on the property, and they are seeking a waiver from the 100'

wetlands setback for the house. They plan to site the house as far away from the wetlands as possible. The proposed driveway location would be 72 feet from the wetlands at its closest point. The Board also looked at a driveway waiver. Bruce explained that a Planning Board site visit is necessary, and the site visit was scheduled for 10 am on Saturday, April 1. The Conservation Commission should be notified of the application and site visit.

Housing Opportunity Planning (HOP) Grant

Discussion turned to selecting a consultant or team of consultants to assist with the HOP grant. At its last meeting, the Board decided to interview two candidates. Katy Wardlaw explained that one candidate, Mark Fougere, was on vacation and unable to attend. She introduced Carol Ogilvie and Ivy Vann who outlined the process they recommend. They would start with a survey with a goal of reaching as many Dublin residents as possible. Election Day and Town Meeting offer opportunities to reach people, and they could have a poster and information flyers available to hand out to residents. Ms. Ogilvie and Ms. Vann would meet regularly with the Housing Committee and assist with compiling relevant data including regional housing data. A goal for the process will be to work on reimagining Dublin's vision. Hiring a draftsman can help with showing what different housing options could look like. In the last phase, the Town will consider where in the zoning ordinance, there may be barriers to housing choice, and what is desirable from the Town's point of view. The Planning Board will use this information to draft proposed zoning amendments for the 2024 Town warrant.

Questions and discussion followed. Katy Wardlaw spoke with many consultants who work some distance away and would have limited or no availability for in-person meetings in Dublin. Ms. Ogilvie and Ms. Vann are local, based in Peterborough. They are also working with Hopkinton, Temple, and other communities.

On motion duly made and seconded, the Board voted to hire Carol Ogilvie and Ivy Vann as consultants to the Town under the terms of the HOP grant. All voted in favor, except Neil Sandford who abstained. The consultants will prepare a contract.

Neil Sandford asked that survey flyers be provided only after residents have voted on Election Day, not prior to voting.

Next steps

Bruce mentioned that the process of hiring a new Planning Board secretary should begin as soon as possible. Bruce and Steve Baldwin both affirmed that this was their last meeting as a member of the Planning Board as they are stepping down effective tonight and prior to the end of their respective terms. The Board accepted the resignation of Bruce and Steve and thanked them for their years of service on the Planning Board, including Bruce's many dedicated years of service as Chair.

The Board scheduled its next meeting for 6:30 pm on Thursday, March 23, immediately before the Housing Committee informational meeting scheduled for 7 pm. At that time,

the Board will consider appointments to fill the two vacancies on the Planning Board, and will vote to appoint a new Planning Board chair.

The meeting was adjourned at 8:48 pm.

Respectfully submitted, Susan W. Peters