# Town of Dublin Planning Board Minutes

PO Box 277  
Dublin, NH 03444

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 board to meet remotely, the Dublin Planning Board met online through Zoom teleconference for a regular monthly meeting on May 7, 2020, at 7:03 PM. Present online were Chairman Bruce Simpson, Steve Baldwin, Donna Garner, Allen Hearn Fred MacMillian and selectmen’s representative Chris Raymond. Alternates Todd Bennett, and Neil Sandford were also in the zoom meeting. Andy Hungerford joined via zoom to talk about the proposed plan for Dublin School’s dining hall addition.

**Dublin School addition to their Dining Hall, Map 6, Lot, 43**

Bruce shared a photo of the back side of the building where the school is proposing an addition to the dining hall. Bruce explained that the decision is on whether to do a site plan review process and whether the board wants to do a site visit, or whether to waive site plan review altogether. Fred asked what the regulations require. Bruce shared a copy of the ordinance and read the different aspects of the ordinance. Fred asked if the student population had changed and Andy replied that the Dining Hall has seating for 102 and there are presently about 160 students. Bruce pointed out that this proposal does not change the use or any of the safety or site plan concerns such as parking, traffic, etc. It is in the middle of the campus and does not affect any abutters.

Andy Hungerford shared how the project has evolved due to the pandemic which has moved up the target date for construction. He felt the drainage would be the piece that the board might be most concerned with. They have proposed expanding the existing drainage system. There is both a swale and underground culvert to care of the runoff from the buildings. It is designed to handle a 50-year rain event.

He explained how a retaining wall would be built to the east. Bruce asked if they had a licensed engineer and Andy said, yes, all the systems would be designed, and the plans would be stamped by a licensed engineer who would oversee the project. Fred asked how the septic system was holding up and Andy explained that the sewer and two kitchen grease traps are separated in different systems. They check them a couple times a year and with this new project the tanks will be upgraded with larger tanks. Chris felt that the plan provided important upgrades to the current system.

Bruce explained that a full site plan review covers all the things that have been discussed. The board can waive the site plan review, or schedule a site visit. He noted that Dublin School has consistently followed through on designing and building quality projects. He noted the project would not adversely impact abutters, as the building is in the middle of the campus.

Donna moved to waive the site plan review on the condition that acceptable final plans be presented. Steve seconded the motion. He agreed that it was not necessary. Chris agreed with the waiver. Andy said they could have final plans in a couple weeks. Bruce took a roll call vote which went as follows: Chris yes, Rick yes, Todd yes, Donna Yes, Steve yes, Allen yes, Bruce yes. The vote was unanimous in favor of the motion to waive site plan review.

**Meeting Minutes for April 2 and April 4th, 2020**

Rick moved and Allen seconded a motion to accept the minutes of April 2 and April 4th as written. Bruce took a roll call vote, Chris yes, Rick yes, Todd yes, Donna Yes, Steve yes, Allen yes, Bruce, yes. The motion passed unanimously.

At 7:35 PM Rick moved and Allen seconded a motion to adjourn, and the motion passed by show of hands on each of the screens.

Respectfully Submitted,

Neil R. Sandford, Secretary