

Town of Dublin



Planning Board Minutes

PO Box 277
Dublin, NH 03444
October 1, 2020

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 October 1, 2020, at 7:05 PM. Present online were Chairman Bruce Simpson, Caleb Niemela, Steve Baldwin, Allen Hearn, Donna Garner, Fred (Rick) MacMillan and selectmen's representative Chris Raymond. Alternates Neil Sanford and Todd Bennett were also in the zoom meeting. Ed and Martha Clark, John Colbert and Anne Meiklejohn were also on the Zoom meeting. At 7:30 Susan Waldrope and Mr. and Mrs. Lyons joined the zoom meeting.

Public Hearing for Lot Line Adjustment Application for Clark & Meiklejohn, Map 1, Lot 18A and 18B, Old Marlborough Rd

Bruce opened the public hearing at 7:15 PM. Bruce asked Anne if there were any buildings on either lot that effects the lot line adjustment and she answered "no." Bruce shared a copy of the plan and explained that it would remove the hump and use the stonewall as a straight line between property owners. Bruce could not show the checklist and plot plan at the same time but shared the checklist verbally and pointed out on the plot plan where the items were located. Steve moved the application as complete and Caleb seconded the motion. It passed unanimously. Chris moved to approve the Lot Line Adjustment. Seconded by Steve. It was passed unanimously by a show of hands. Bruce, yes, Caleb, yes, Allen, yes, Rick, yes, Steve, yes, Donna, yes, Chris, yes.

John Colbert, as a neighbor, asked questions about the purpose and what this change allowed that would not have been allowed before. It was explained that it gives greater flexibility in placing the house and does not effect any setbacks. Bruce closed the public hearing at 7:30.

Public Hearing for Lot Line Adjustment Application for Lyons & Hampers, Map 11, Lot 9 and Map 6, Lot 15, East Lake Rd

At 7:33 Bruce opened the public hearing after introductions of the new people in the meeting. Bruce shared the plot plan on his screen and explained what could be seen. He explained that he had gone through the checklist several times felt all the checklist items were included on the plan. He pointed out that there is a garage over the property line and within the setback. He explained that as long as it does not make the lot more non-conforming so it should be approved. Bruce had suggested to the surveyor to fix the other problem but the parties were not interested. Chris moved that application was complete, seconded by Caleb and by a show of hands approved the application as complete. Since it does not create a new lot or make the

lot more non-conforming, he felt the board should approve it. Chris moved to approve the lot line adjustment. Seconded by Donna. Bruce, yes, Donna, yes, Allen, yes, Steve, yes, Rick, yes, Caleb, yes, Chris, yes. The applicants were reminded to supply a mylar and provide checks to the town and the registry of deeds. Bruce closed the public hearing at 7:42 PM.

Spruce Ridge wetland setback waiver for Lot 6

Preliminary discussion of what is involved and the need for a site visit. The board discussed when to have a site visit. October 10, 2020 at 11 AM was the time set for meeting at Spruce Ridge to look at the site in question.

Beech Hill Cell Towers, Map 6, Lot 40

US Cellular Attorney, Steve Grill, joined at 7:55. He explained that when he was retained in late June, he put a plan together after examining what was left. The old branches are unusable and so new ones have to be fabricated. They just received a quote on what it is going to cost and what materials are to be used and how they are going to be attached. He wanted to provide samples to the board so that everyone would know exactly what would be used so that when it is done everyone would be sure it was done right. It has to be approved by US Cellular and will cost tens of thousands of dollars. He is requesting an extension for them finish drafting a proposal to present to the board.

Steve expressed that with the many towers in New England he thought there must be branches somewhere. Attorney Grill felt they were working as quickly as possible and they were seeking to solve the problem rather than go to court even though US Cellular does not feel obligated to fix the branches since there was no conditional use permit between the town and US Cellular. Donna shared the safety concern as well as the uncertainty of when they came off. Bruce felt that the board should grant the continuance and keep track of the progress at each meeting. Chris agreed that we could let it go for another month. Rick asked what exactly would be provided next. Attorney Grill stated that after more information about the size of branches, how best to attach them and drawings to show what is proposed, then the approval for money would have to be obtained from US Cellular corporate headquarters.

Rick asked if they had any other function besides camouflaging and Attorney Grill said “no” and that it is one of the first towers of its kind in New Hampshire. Bruce asked for a consensus to revisit this a month from this date. Bruce, yes, Caleb, Yes, Steve, yes, Donna, yes, Allen, yes, Rick, yes, Chris, yes. Attorney Grill agreed to update the Board at 7:15 on 11/5.

Safety Issues

Donna asked what was happening with the house on Beech Hill and asked if the town has any ability to enforce safety. Bruce explained that he had been up there recently and the fence has been breached and windows were broken and doors are left open. Chris explained that the police have been up there but it is not something that can be easily enforced since it is privately owned property. Donna questioned about the sign at the bottom of the hill welcoming hikers and whether it is inviting vandalism.

The Extra Challenges with Zoom meetings

The secretary shared the problems with meeting via zoom and not able to bring files home. The consensus was that the files should stay in town hall for right to know requirements and the security of the files. The secretary shared that he is willing to zoom from town hall. Chris moved to meet in person. Caleb seconded the motion. Chris then suggested a hybrid version

and let some meet at town hall and some meet via zoom. Bruce summed up the consensus by allowing all the members to meet either at town hall or via zoom for the meeting next month. So it will be a hybrid format with both options for members to choose.

Meeting Minutes for September 3, 2020

Approval should be changed to the word approved and the corrected map and lot numbers for Beech Hill should be listed. Steve moved and Chris seconded to accept the minutes as amended. Bruce took a roll call vote via waving hands. Chris yes, Caleb yes, Donna, yes, Steve yes, Allen, yes, Rick, yes, Bruce, yes. The motion passed unanimously.

At 8:33 PM Rick moved and Donna seconded a motion to adjourn, and the motion passed by show of hands on each of the screens.

Respectfully Submitted,

Neil R. Sandford, Secretary