

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444

April 7, 2022

The Planning Board met for its regular meeting and public hearing on April 7, 2022 at 7:00 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Caleb Niemela and selectmen's representative Susan Peters. Alternates Todd Bennett, and Neil Sandford were also at the meeting. Also attending were Ed Goodrich, Dan Scully, Annemarie Warren, Aleya Thayer and Heather Peterson. Bruce appointed Todd to take Donna's place for this meeting.

#### **Meeting Minutes for March 3, 2022**

Rick's name was misspelled and an extra "a". Steve moved to approve the March 3rd minutes, as amended seconded by Caleb. The motion passed.

#### **Clarence King Driveway application, 579 Old Marlborough Rd, Map 1, Lot 16B**

Bruce suggested that, per the Board's Procedural Rules, the Board give him the authority to approve the application after a member of two and he check it out with him and find no problem, rather than making the applicant wait another month. Bruce, Caleb, and Kirsten will check it out at 10 AM, Friday, April 8. Steve moved that the board grant Bruce the authority to sign the driveway application. Seconded by Kirsten. The motion passed.

#### **Dan Scully and Warren Family Trust Lot Line Adjustment/Minor Subdivision and Voluntary Merger public hearing, Map 5, Lot 59 and Lot 60.**

At 7:14 PM Bruce opened the public hearing. Ed Goodrich presented a colored map to show the present configuration and what the proposal includes. Dan will be buying a four acre lot as well as 1.3 acre on the west side of Charcoal Road. Dan will merge the 1.3 acre with his present lot under Howe Reservoir. Dan shared that he intends to grant the west property to the Northeast Wilderness Trust along with the property that Wildwood Realty Trust put into conservation with the same organization recently. Ed explained his different color coding. Bruce asked about changing the names to just the Lot numbers. The board consensus was to leave it as present because there are plenty of notes to explain what the lot numbers are. Annemarie explained that the northern lot will become Lot 60-A and the southern lot will become Lot 60-B.

After the Board reviewed the checklist for subdivisions, Caleb moved that the application is complete. Steve seconded the motion. The motion passed.

The board considered the merits of the case. Susan moved to approve the proposed minor subdivision, lot line adjustment. Caleb seconded the motion. The motion passed.

#### **Appointment of Alternates**

Neil Sandford appointment is up in 2022. Donna proposed Katie Wardlaw. The secretary approached Bob Sardinkas and Donald Primrose who both are willing to serve. Caleb felt that people should attend before being voted in as an alternate. Caleb nominated Neil to be alternate for another three years to 2025. The board voted unanimously. The consensus was that these three people be invited to attend for three months to see if they really are interested in becoming an alternate.

### **Election of Officers**

Steve moved that Bruce continue as chair, seconded by Caleb. Caleb moved that Steve continue as Vice Chair and Neil be reappointed as secretary. Rick seconded the motion and it passed.

### **Zooming Meetings**

Bruce raised the question as to whether the board wants to do zoom hybrid meetings. Susan shared that they have done some very successful hybrid zoom meetings lately. Caleb asked how the technology would work. The owl could help out. There was an intense discussion about how this would work. Kirsten felt that this is the new way of life to be able to meet online and the board should respond to encourage more involvement from people in town. Todd agreed we should try something if it could be done without a lot of pressure on the chair to keep the technology operating. Bruce noted that it would primarily benefit townspeople, and that the Board would have to find that it was “not reasonably practical” for a member to attend in person in order for them to attend on Zoom.

Susan explained the different options that the select board are looking into. Bruce shared that he is willing to bring his laptop and just set it up and let it run. Questions were raised about how the minutes would reflect those in attendance online. Bruce suggested that we just give it a try and see how it works and if it is too difficult then it could be stopped.

The board requested the secretary post the agendas on the website and update it if last minute applications come in on Wednesday afternoons when he is working at the town clerk office.

### **Capital Improvement Program**

The board discussed adding members to the CIP since it is a subcommittee of the Planning Board. There are three members Sterling Abram, William Gurney and Allen Hearn whose terms have ended. Rick moved and Caleb seconded a motion to reappoint these three for three year terms expiring in 2025. The motion passed.

### **Rotary Park**

Rick shared that the Rotary Club will be planting trees and shrubs. The club will pick up the cost of chipping, etc. They are also looking into developing a sculpture park. They have someone who might be willing to do the work. He hopes to bring the person up to visit.

Kirsten asked about changing the meeting times, but the board concluded that 7 PM works best. She also suggested that the next meeting be devoted to zoning changes that could improve housing in Dublin. The Master Plan and Action points could be a place to start in preparing a plan for the coming year. Kirsten would like the person who put out the “Missing Middle” to come to town and share with the townspeople some of the concepts. A follow through on the action points is necessary to keep things moving in the right direction. would be helpful.

At 9:20 PM Todd moved and Steve seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary