

## Town of Dublin



### Planning Board Minutes

PO Box 277  
Dublin, NH 03444  
June 16, 2022

The Planning Board met for its regular meeting on May 19, 2022 at 7:03 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Kirsten Colantino, Rick MacMillan. Alternate Neil Sandford and Todd Bennett were also at the meeting. Also attending were Robert Sardinskas & Don Primrose and Katy Wardlaw. Donna joined via zoom from England.

#### **Lisa Murphy from SWRPC**

Bruce opened the meeting and introduced the board members to Lisa and then Lisa explained her role with Southwest Regional Planning Commission and what the commission does. They work with 33 towns in this region on all kinds of situation. She has been with the commission for 13 years and before that she served 17 years as a town planner.

She seeks to meet the needs of the town at the same time keep the rural character. Many zoning ordinances were put in during the 1970s and 80s that focused on growth management and now the needs are different. The pandemic has changed the needs as well. She shared many of the different factors that are now in play. Looking at regulations in Dublin is what the M-TAG grant was designed for. Invest NH supercedes the other grants but opened up more money. It does require some kind of housing component.

What is keeping the town from being vibrant? The median age is going up and fewer couples with children are moving in. Anything that addresses the barriers that keep people from being able to build are what it means by housing component. Can young families start out here? Are there rental properties available or an ability for young families to build? The ordinances, site plan review requirements and anything that effects affordability needs to be carefully looked at without destroying the character of the town. The commission does not advocate for development but just examine the needs and determine if there are parts of the town where there could be an overlay district that would allow some area where there could be affordable housing.

Kirsten shared the need to educate the community since many want to keep things the same. Lisa shared that you have to design events to communicate at some time other than at a public meeting. Bruce shared the history of the Master Plan which has desired to address these needs. Rick asked when the Master Plan was last updated. It was 2017 and generally is done every ten years but can be adjusted anytime. Kirsten asked about the follow through and Lisa shared that the implementation section needs to be examined at least once a year.

Bruce asked Lisa what other towns are doing to address these needs. Lisa shared that the

grants would help move the studying and coming out with other housing options. Bob asked what other things attract people. Neil shared that the survey before the Master Plan indicated that high speed internet was the most important. Second was senior housing. Further discussion about various factors ensued.

Lisa shared that Invest NH should be putting out guidelines by the end of the summer. She has been told that the application will be similar to what the M-TAG required. The money cannot be used for Master Plan work but it needs to be looked at in the application process. It would also promote the outreach activities that would involve the community with social media, etc.

Bob asked what is the incentive for the developer. Todd and Don both responded to things that could work. Lisa shared various ways to reduce development costs, like road widths, etc.

Kirsten asked how long the application process would take. Lisa explained that no one knows because it would depend on how many towns apply. That would determine the size of the grants and how long they would take to process. Bruce suggested that it would probably be 2024 before the PB could use the process to make changes to the ordinance.

Lisa suggested that the board fill out an M-TAG application and then add to it or adjust it so Dublin could be one of the first towns to apply. Lisa answered several questions.

### **Other Transient Housing Concerns**

The secretary read the letter from the selectboard concerning Airbnbs and VRBO's that have not come for a conditional use permit. Owners or agents who live on the premises do not need any permit, only those who are not living there. The secretary passed out a proposed application form for board members to review and mark up. Steve shared his concerns about those who are not following the town's ordinance. The board tabled it for the next meeting.

### **Meeting Minutes for June 2, 2022**

Steve moved to approve the June 2 minutes after correcting the spelling of Rick's last name, seconded by Rick. The motion passed.

The secretary announced his plans to resign as secretary in September. He will remain as an alternate. Steve expressed his concerns with the wide variety of jobs that the secretary does.

### **Election of three alternates**

Bruce moved to appoint Don Primrose, Bob Sardinkas and Katy Wardlaw as alternates, seconded by Rick. The motion passed unanimously.

At 8:40 PM Rick moved and Steve seconded a motion to adjourn, and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary