



Planning Board Minutes
Public Hearing
PO Box 277
Dublin, NH 03444
October 19, 2023

7:00PM in person and via Zoom

The Planning Board Held a Public Hearing on October 19, 2023, in the basement of the Town Hall for the purpose of reviewing the application for a Subdivision: Map 6 Lot 59 Sub D. Present were Don Primrose- Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Katy Wardlaw and Alternates: Brie Morrissey, Archie McIntyre, Karl Eckilson, and Neil Sandford. Absent were Members: Donna Garner- Vice Chair, Kirsten Colantino and Alternate: Bob Sardinskas.

A list of other attendees attached.

Call to Order: Don opened the meeting at 7:00pm appointing Archie and Karl to sit in for Donna and Kirsten respectively. Nancy Perry, the newly hired Planning Board Secretary, was introduced to the Board.

Approval of Planning Board Minutes, October 5, 2023: Katy made a “motion to approve the minutes as amended”. Susan seconded. Roll Call Vote: Susan, yes. Don, yes. Caleb, yes. Katy, yes. Francis, yes. Karl, yes. Archie abstained.

Public Hearing: Minor Subdivision by Sturdy Thomas on behalf of Benton Grant - Map 06 Lot 59D “Determination that Application is Complete”: Caleb made a “motion that there is no regional impact with the Ben Grant subdivision”. Don seconded the motion. Roll Call Vote: Susan, yes. Don, yes. Caleb, yes. Katy, yes. Francis, yes. Karl, yes. Archie, yes. Archie read Dublin’s Planning Board Checklist for Accepting a Subdivision Application line by line for the Board, checking appropriate boxes for required/received documentation. Discussions ensued concerning driveway location and permits, buildable lot size, wetlands and other pertinent information. The Board will present a list of documentation necessary to complete this application process to Sturdy Thomas. List attached to minutes as well. A site visit was scheduled for Saturday, November 4, 2023 at 9AM. Public notices will be posted and all are welcome to join the Board and property owner/representative at this time. Archie made a “motion to continue the Public Hearing to November 4th, 9AM on site, location Map 6 Lot 59D at which time the application will be determined complete, denied or continued”. Caleb

seconded. Further discussion: Susan stated that she would like to “continue rather than deny” the application because of “all the work the applicant has already put forth”. Archie responded that the goal is to approve the application providing all the documentation has been provided for evaluation. Roll Call Vote: Susan, yes. Don, yes. Caleb, yes. Katy, yes. Francis, yes. Karl, yes. Archie, yes. The Public Hearing ended at 8:32pm.

Old Business

Avenues Recovery Detox and Drug Rehab at Dublin: sign application has not been received to date.

New Business

2024 Budget: Don met with the Select Board on Monday, October 16th to review the Planning Board’s proposed budget for the upcoming year. The proposed budget has been increased by \$1822 with secretary salary, training/educational fees and postage, in preparation for town meeting, accounting for the increase. Don will meet with the Budget Committee next week to review the numbers for approval.

Other Business

“Accessory Dwelling Unit” Workshop: scheduled for Monday, October 23, 2023 at 7pm at the library.

Next Regular Planning Board Committee Meeting: Thursday, November 2, 2023 7pm

Housing Committee meeting: Monday, October 23, 2023 at 7pm in the library for an ADU discussion led by Scott Slattery.

Adjournment: There being no further business, Don made a “motion to adjourn the meeting at 8:46pm”. Katy seconded.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attendees
Meeting Date: October 19, 2023

Emily Primrose
Blake Minckler
Sturdy Thomas
Peter Kenyon
Christine Clinton-Catlin Dan
Scully

Via Zoom:

Louise Kenyon
Grant Benton

Planning Board Secretary - Nancy Perry

List of Documents Necessary for Application Completeness

1. Copy of Easement- need a copy written in the deed to review actual language
2. Deed showing the owner of the other 50% of property Map 6 Lot 59D
3. Driveway Permit
 - a. demonstrated need for second access
 - b. waiver of wetland boundaries for driveway
 - c. engineered driveway plans (Planning Board might require)
4. Stonewall Permit
(wetlands waiver)
5. Clarification from State on a second driveway
6. Report from Conservation Commission