

Dublin Planning Board

April 1, 2023 @ 10:00AM

Lawlor Site Visit - Map 05 Lot 60-B

On Site Minutes

Present were: Chairman Don Primrose, Board member Caleb Niemela, Select Board

Representative Susan Peters, Alternates Bob Sardinksas, Neil Sandford

Property Owners / Applicants: John Lawlor, Laura Lawlor

Selectman: Chris Raymond

Conservation Commission Member: John Morris

Also attending: Brie Morrissey

Driveway site review:

- Center of proposed driveway marked with a stake in the snowbank and paint mark on road edge.
- Noted that drive is required to be a minimum of 10' from property line.
- Line of sight is blocked by two trees, one on each side of the driveway. Otherwise sight distance requirement is met.
- Walked proposed driveway, the first 50+ feet had standing water and moving water in two broad areas.
- *Wetland boundary in relationship to driveway location was not clearly marked.
- At 95+/- feet of driveway a 4" drainpipe exited above ground assumed to originate from existing home Lot 60, (estimated constant flow 50+gpm). ● Existing grade at proposed drive 12+/-% per plot.

Waiver Request: Viewed footprint of proposed new home.

- Ground was snow covered
- Slope from home to wetland areas 15+/-%
- Corners of home staked out
- Viewed septic leach field area
- Observed stone wall and benchmarks per plan

John Lawlor talked about positioning home and reducing garage size and tree cutting that would open up potential views.

Don Primrose expressed to the Lawlors that he would address the driveway application, the wetland buffer waiver request, and request for second access as separate issues during the Planning Board meeting on Thursday, April 6, 2023.

Respectfully Submitted,

Don Primrose