



Planning Board Site Visit Minutes

PO Box 277

Dublin, NH 03444

January 6, 2024

The Planning Board met on Saturday morning at 8:00 at Monument Road- Map 7 Lot 22B- to review the property in consideration of a wetland buffer setback waiver. Present were Don Primrose- Chair, Susan Peters- Select Board Representative, Members: Francis McKenna, Caleb Niemela, Katy Wardlaw and Alternate: Karl Eckilson. Absent were Members, Donna Garner- Vice Chair, Kirsten Colantino and Alternates: Archie McIntyre, Brie Morrissey, Neil Sandford and Bob Sardinkas.

A list of other attendees attached.

Call to Order: Don opened the meeting at 8:07am.

Summary of Site Visit: The owner of the property, contractor Ben Krook, originally came before the Planning Board for a waiver of the wetland setback buffer because he was building a specific home for clients. Since that time, the clients have decided not to follow through. However, Ben thought it prudent to follow through with the process of obtaining a waiver since the property is a non-conforming, 2.36 acre lot of record with wetlands and almost any house built on that property will require a waiver. The property displayed markers for the driveway entrance as well as the back of the originally proposed house which showed that the house would impact the buffer on a diagonal plane with one end about 29 feet into the wetland buffer and the other about 6 feet into the buffer. Ben stated that if a waiver was granted, any future house plan would not impact the buffer more but probably less by moving the footprint to the north. Discussion ensued. Jay pointed out that neighboring homes in this area already encroach on the wetlands and that one more home, minimally impacting the buffer zone, would not have any additional negative impact on the environment nor the wildlife.

The Planning Board will make their final decision at their next Board meeting on January 18, 2024. at 6:00pm after the Conservation Commission has had a chance to meet and discuss the merits of a waiver and to share their thoughts with the Planning Board.

Next Planning Board Committee Meeting: Thursday, January 18th at 6:00pm in the basement of Town Hall. Public Hearing to follow at 7:00PM.

Adjournment: Don declared the meeting adjourned at 8:42am.

Minutes respectfully submitted by Pamela J. Celko

List of Non-Board Member Attending Site Visit
Date: January 6, 2024

Ben Krook-Property owner

Conservation Commission Members:

Jay Schechter-Chair

John Morris

June Brening

Jerry Branch