

Town of Dublin



Zoning Board of Adjustment

PO Box 277

Dublin, NH 03444

Meeting Minutes

March 23, 2023

These are draft minutes and are not considered final until reviewed by the ZBA and accepted as an accurate record at the next ZBA meeting.

The Dublin Zoning Board of Adjustment met in person for a public hearing for the Steinberg Special Exception on March 23, 2023, at 7:04 PM. Chair Susan Phillips-Hungerford convened the meeting. Present were Susan Phillips-Hungerford, Mary Langen, alternates Dan French and Neil Sandford. Jacek Wrobel and Allen Hearn were unable to attend. Susan appointed Dan and Neil as full members for this meeting and public hearing. Daniel Latini attended to present for the public hearing along with Sarah Steinberg, the owner, and Paul LaRoche, the contractor.

Minutes of the February 23rd meeting and the March 11th site visit.

Daniel Latini pointed out that Paul LaRoche should have spelling of his last name corrected. Susan moved to approved the minutes as written with the name spelled correctly. Seconded by Dan and the motion passed.

Rules of Procedures

Susan did the third reading of the proposed changes to the Rules of Procedure. Neil moved to adopt the changes and Mary Langen seconded the motion. The motion passed.

Public Hearing for the Steinberg/Fieldstone Special Exception, Map 12, Lot 3 and 3-A, 20 Mauran Lane.

At 7:15 Susan opened the public hearing. Susan introduced the ZBA members. Daniel Latini introduced Sarah Steinberg, the owner and Paul LaRoche, the builder. Susan explained the process. Daniel presented the Special Exception to the board. The distance to the lot line will be about 37 feet. He explained how the proposed use would meet every aspect of the Special Exception requirements.

Susan asked the board members for any questions and there were not any only a comment from Neil that it would be an improvement to the neighborhood. Dan asked the purpose of the Accessory Dwelling Unit and Sarah explained that it would be for family to visit.

Susan gave her summary of the application. (See attached Findings of Facts.) Daniel shared how the original plan had Mauran Lane as a private road but it is in fact a town road. At 7:37 Susan closed the public hearing.

Mary moved to approve the special exception with the following wording. "A motion is made to hereby grant the Special Exception presented by Daniel Latini of Fieldstone Land Consultants, PLLC representing the owner Sarah Steinberg of 20 Mauran Lane, Map 12, Lots 3 and 3-A. As required by Article IV, Section N.2 where Primary and Accessory Living Units are allowed, when the lot size

specified for the district is less than twice the minimum lot size. The Special Exception is granted without conditions.” Neil seconded the motion. The motion passed unanimously.

The next meeting will be May 25, 2023.

At 8:00 PM Neil moved to adjourn, seconded by Susan. The motion passed.

Neil R. Sandford, Secretary

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