The Dublin Zoning Board of Adjustment met for a site visit at Suzan Macy’s property at 523 Lower Jaffrey Rd, Map 4, Lot 1, at 5:30 PM, May 10, 2016. Chairperson Susan Phillips-Hungerford, Mary Langen, Michelle Knapp, Paul Delphia, Alternate Bill Gurney and ConCom member Peter “Sturdy” Thomas and secretary Neil Sandford were present. Susan chaired the site visit meeting and appointed Bill Gurney to serve as a full member for the site visit. The applicant Suzan Macy led the walk around her property and presented why she is applying for a variance from Dublin’s road frontage as well as answered questions.

The group walked up the dirt driveway and out into the middle of Suzan’s field to where she had placed a stake representing where the 250 foot frontage requirement would require the lot line to be and explained the beauty of the field that she later shared she had worked so hard to develop after loggers left a large landing in disarray.

She explained on a map of her property that she wants to create another lot where her house is located that would only have 40 feet of frontage out on to Lower Jaffrey Rd so as to preserve the beauty of the field and give her a building site behind the field. She would preserve a 100+ feet strip of land behind her present house to give her access to the remaining part of her property. The present driveway would become a shared driveway for both lots.

Susan asked her how many acres would be included in the lot she wanted to create and Suzan Macy answered at least 12 acres so that some of the woods could be put into current use. That would leave the remaining acreage about 93 acres since the present tax map indicates 105 total acres at present.

Sturdy asked her if she was thinking about a wide enough access strip for logging and other things she might want to do on the future back lot. Suzan replied that by her measurement there is at least 150 feet from the house to that property line so she would retain 100-120 feet and follow a small hillock that seemed the logical place for the new property line.

Suzan explained that she wants to preserve the view on her new lot, preserve the field and also keep the scenic gateway into Dublin as a beautiful green field. Her greatest concern is that if half the field is sold as part of the new lot, the new owners could put a second dwelling in that field. There was discussion about other ways to preserve the field but Suzan felt they were two cumbersome and complicated and she wanted to keep it simple.
The group walked up the driveway toward Suzan’s house and she pointed out several natural features including the view of Mount Monadnock through the trees. She showed a short trail to the stone wall which is her property line. Mary Langen asked the history of the property and Suzan shared that it had originally been part of a campground property. Sturdy shared how the main campground was across Lower Jaffrey Rd and this part was mostly wooded until Suzan built her house and put in a long driveway 20 years ago. The field was originally a baseball field for the campground and then loggers used it as a landing and tore it up. Suzan mentioned that there are so few fields left, she felt it was important to preserve the ones that remain.

The board members were given a chance to ask questions and they discussed with Suzan various aspects of what she could present at the public hearing on Thursday.

Susan closed the site visit at about 6:00 PM.

Respectfully Submitted,

Neil R. Sandford, Secretary