The Zoning Board of Adjustment met for a site visit at the property of the Allen Family Revocable Trust located on Route 137, Map 8, Lot 47 at the Dublin Town line at 6:30 PM. Susan Peters opened the site visit. Present were all five ZBA members including Susan Phillips-Hungerford, Paul Delphia, Susan Peters, Michelle Knapp, and Mary Langen. Alternate Bill Gurney was absent. Jennifer Bungert, the daughter of the Allen’s, attended as did Tracey May Kalvaitas and John Morris from the Dublin Conservation Commission. Cathy LaMontagne, an abutter from across the street came near the end of the site visit.

Introductions were made and there was a discussion about the letter from Sharon Monahan, the wetland scientist, who had indicated that a variance was requested from both the wetland setback and the property line setback. Jennifer informed the board that her mother was only asking for a variance from the wetland setback, not the property line setback. That resolved the issue as to whether a second notice needed to be sent out and a different hearing date be set.

The board started by walking the back of the property down a road with stone walls on either side. There was a discussion as to whether the property line was the western stonewall or followed the Dublin/Peterborough town line which on the plot map from 1980 showed it going down the middle of the road/cleared area. Many things were noted and discussed by differing groups who spread out across the property.

The flagging for the wetlands was still evident and showed that the property is divided by this wetland and it was evident that the 100 foot wetland setback makes the property unbuildable. Various things were observed and discussed. The south east corner of the property is dry and probably the preferred building site. Susan Phillips-Hungerford measured from the stone wall and marked the 35 foot setback, assuming the stone wall is the property line. From that point to the wetland was measured as 55 feet. This measurement was taken about halfway down the east side of the property where there was a break in the stone wall. Further south the area opens up to a wider area and further north the wetland encroaches even closer. Some favorable comments were made about the feasibility of the property for a small home, but clearly the wetland setback would have to be reduced to make it a buildable lot.

The board then walked down the open space which appears to be once a carriage road with towering maple trees on the west side next to the stone wall. Jennifer informed the board that her parents had a right-of-way or easement down this old road bed to Spring Road and she often walked it as a child. After walking partway and not seeing the opening to Spring Road the board concluded that it would.
take a very long driveway to access the property from Spring Road even though it would make it secluded from Route 137.

Board members split up and Susan Phillips-Hungerford walked across the wetland to Route 137. John Morris walked into the wetlands and down to the southern stonewall. Several board members walked back out to Route 137 and south on Route 137 to the southern property line which is another stone wall. The property in this area is steep and the wetland is very close except for the southwestern corner. A driveway in this area would also be hazardous due to the curve in Route 137 and lack of sight distance especially with the speed of the traffic on Route 137. At this time Cathy LaMontagne joined the site visit from her home across the road and shared stories of wild life in the wetland area as well as across the whole lot.

There were many and varied discussions about different aspects of the property that were observed and noted.

Having observed all that was needed the board adjourned the site visit meeting at approximately 7:30 PM.

Respectfully submitted,

Neil R. Sandford, Secretary