The ZBA met for its regular meeting and public hearing at 7:00 PM. Present were Susan Peters, Paul Delphia, Susan Phillips-Hungerford and alternates Jerry Bird and Neil Sandford.

Susan Peters opened the meeting at 7:00 PM. Susan appointed Jerry Bird and Neil Sandford to serve as full members for tonight’s meeting.

Susan P-H moved to accept the minutes of April 26, 2018 as amended by a grammatical correction in section 4 under the Shafman application. Seconded by Jerry. The motion passed.

Susan P-H moved to accept the minutes of May 24, 2018 as written. Seconded by Jerry. The motion passed.

Susan Peters asked the applicant about the square footage on his sketch as the board waited for the public hearing to open at 7:15 PM.

**Special Exception Application from Howard Shafman, 1533 Main Street, Map 8, Lot 24**

Susan opened the public hearing at 7:15. Howard Shafman explained his application. No one else attended. Susan Peters explained the basic procedures. The secretary read the public notice which was posted at Town Hall, Dublin Post Office, Dublin General Store, and the Town’s Website. It was also published in the Monadnock Ledger/Transcript. Two of the abutter notices came back undeliverable.

Howard explained how he intends to have a ice cream shop in a smaller space than the earlier Coffee Shop, now closed, which was approved when the property was owned by the previous owner. The operation will be basically “in and out” with only a couple of small bistro-style tables. He explained how the fire codes may necessitate modifying his original plan for five apartments in the building. Susan Peters asked whether people would be apt to park on Route 101 and Howard explained that he may put up a picket fence and will post “no parking” signs on 101.

1. In the table of use—yes, permitted by special exception
2. Compatible with surrounding area—no significant changes from previous uses
3. Affect property values—Should not change neighborhood property values since there are no changes to the building, and there was previously a coffee shop. Jerry asked whether there would be a PA system and the answer was no.
4. This will comply with the Dublin Ordinance—yes, if the special exception is approved.

The board discussed the changes in the process between the ZBA and the Planning Board. The
two previous variances were granted and the Planning Board waived site plan review after receiving a parking plan.

5. There is no hazardous waste

6. There were commercial uses there before and this will be less commercial (one business instead of several businesses) and will entail less traffic.

7. Comments on Planning Board site plan review buffering requirements—same footprint with little change to the parking plan.

8. No recommendations have been received from the Planning Board, Conservation Commission, and Health Officer for this application. Earlier they had communicated that they had no significant concerns with the overall plan.

Susan PH moved to grant a special exception under Article X, Section E (c)(10), subject to the conditions set forth in Article XII Section D. and E.(5) for an approximate 800 square foot eatery inside the present footprint of the building at 1533 Main Street, with the condition of no loud speaker system, with hours no earlier than 7AM or later than 9 PM. Jerry seconded the motion. The motion passed unanimously.

Jerry had to leave for a business call at 8:05 PM. The secretary shared the latest on the town computer requirements. Unless an application comes in, there will be no Board meeting in July.

Susan P-H moved to adjourn at 8:15 PM. It was seconded by Paul and the motion passed.

Respectfully submitted,

Neil R. Sandford
ZBA Secretary