The Dublin Planning Board met for a public hearing for the proposed changes on January 7, 2014, at 7:03 PM on the basement level of the town hall. Present were Chairman Bruce Simpson, Bill Goodwin, Dave Whitney, Gregg Fletcher, Suzan Macy and selectmen’s representative Peter “Sturdy” Thomas. Three lists of those presented were circulated and are included in the minutes of this public hearing.

**Definition of Commercial Use:**
Bruce read the proposed change and mentioned that the selectmen and ZBA had requested that this issue be addressed. Sturdy read a copy of the present ordinances concerning home business after a request by Curt Merrick. Gerry Christian asked what problems had come to light in the Dublin Lake Zone and Bruce explained how questions had been raised about fund raisers in a converted barn. Jack Lewis asked why there was no mention of production in the definition. Bill Barker suggested that the wording “greater than” opens the door for varied interpretations. Discussion ensued about how it would apply in various situations. It was suggested that anything that doesn’t meet the home business is commercial

**Size of Accessory Living Units**
Bruce explained how the board felt that the limitation of ALUs 25% was too restrictive, and the requirement for a special exception unnecessary. The Board's view is that allowing people to have ALUs provided affordable housing and allowed people to remain in their homes and avoided the type of impacts associated with development of unused land. Bill Barker asked if there were many requests and Bill Goodwin explained that this is important for the need for affordable housing in Dublin. Various questions were raised about the intent of the changes and whether they are needed. Suggestions were made to allow via special exception over 30% rather than open it up to 50%. Concerns were expressed that the proposed changes did not take into account possible adverse effects on neighboring properties.

**Membrane Enclosures**
Bruce explained that the board did not feel they should be not allowed as long as they meet property setbacks. Those over 1,000 square feet would be considered structures and required to get a building permit. Jack Lewis asked how the board determined the size and Sturdy answered that more than a large motor home was considered over the limit. The question was raised about multiple small ones on the same lot. Curt asked why membrane enclosures are not treated the same as any other kind of outbuilding. Bruce explained that the defining issue seems to be permanency.
**Fence height**
Presently five feet are allowed, and six feet via special exception. Bill Barker explained the background regarding fences around Dublin Lake where it blocks the view. Gerry Christian expressed that one size does not fit all and the thought it should be changed to 8 feet. One suggestion was that the limit only be applied to Dublin Lake zone. The board will consider it further. Bill Barker wondered about whether the abutter has to be informed without needing to go for a special exception. The question was raised about hedges and the ordinance does not limit natural barriers.

**The 100 foot buffer for wetlands**
Jack Lewis spoke about the Conservation Commissions considerations and recommendations. They prepared a revised version of the NH model wetland be used which eliminates some of the minor things like the prohibition on raking leaf litter. Bruce explained that those proposed changes cannot be brought forward for this year as the PB didn’t even know about them until well after the statutory deadlines. Bill Barker felt these changes were primarily to benefit a corporation who desires to expand in town. Sturdy explained that the intent of the board was to let the townspeople decide the issues concerning that expansion and the change in the 100 ft buffer was not part of this. Ed Germain outlined why buffers are needed and why various NH departments have recommended a 100 foot buffer. He recommended that the board bring in an expert to understand the various needs for a buffer. Ed pointed out that the state law requires a minimum of 75 feet for septic systems from bodies of water. Curt suggested that the planning board work carefully with the conservation commission to propose something to the town next year.

**Drive throughs and number of gas pumps**
Several expressed their feeling that the board could not propose a change without it being considered a recommendation. The board is not intending these to come as a recommendation and Bruce will confer with the town attorney as to whether it can be presented that way. Discussion ensued about various aspects of the ordinance concerning drive throughs. Someone questioned why drive throughs should be considered via special exception in the rural zone. Miriam Carter encouraged the board to be careful not to set up division in town by the way these issues are approached.

Bruce brought the public hearing and Planning Board meeting to a close at 8:40 PM.

Respectfully Submitted,

Neil R. Sandford, Secretary