The Dublin Planning Board met for its regular meeting on February 6, 2014, at 7:05 PM in the first floor meeting room of the town hall. Present were Chairman Bruce Simpson, Suzan Macy, Dave Whitney, Dale Gabel, and Peter “Sturdy” Thomas (Selectmen's Rep). Bruce appointed Neil Sandford to serve in Gregg Fletcher’s absence.

**Voluntary Merger for Frank White, 197 Cobb Meadow Rd, Map 7, Lots 72 and 72A**

Frank explained that the spring property was what he wanted to merge into his lot. He explained how there had been rights of way to the spring, but never owned by others, despite some claims otherwise. He sent it to the town administrator who sent it to Avitar and they confirmed the ownership is his. Jeff Crocker, his attorney advised him to proceed with a voluntary merger. Bruce suggested that the merger should be approved conditional on review by the town attorney to be sure that the documentation proved ownership of the spring lot. Dale moved that the merger be approved subject to review by the chairman or the town attorney of the underlying documentation. Dave seconded and the board approved the motion. The application was amended and the total acreage was calculated as 5.51 acres and the merger lot will be designated at Map 7, Lot 72. Book # 2407, Page #84 and Book #1776, Page #621. The application will not be signed and filed until the attorney’s review and approval.

**Proposed Agreement between the Town of Dublin and Gap Mountain Development for completion of Spruce Ridge Drive subdivision**

The board reviewed the various aspects of what the new developer is requesting, including waivers and tax reductions. The board determined that requests concerning current use are in the jurisdiction of the selectmen, not the planning board. Dale suggested that the applicant present the reasons for why he feels that the changes to the approved plan are needed. Bruce suggested that if the explanation is not sufficient for the board then we could request review by Clough Harbor to understand better the ramifications of these proposals. The question about the bond has been already determined by previous policy to not take mortgages since this was the problem that the board went through previously on this sub-division, and the regulations do not allow the Board to waive the security requirements. Bruce will contact Jack Belletete to inform him of the answer about the bonds and the need for him to present to the board the reasons for his various requests.

Peter “Sturdy” Thomas arrived at 7:49 PM.
**Code Enforcement Officer’s request**
Mike Borden is asking the board as to whether the Planning Board needs to approve a building permit for a generator at the telecommunications facility on Beech Hill. The board determined that there was not enough information so it was tabled until the next meeting and Bruce will contact Mike Borden and the company making the request. The board will review original approvals after determining which tower the generator is for.

**Minutes of the January 16th Meeting**
The minutes from the January 16th meeting were reviewed. Susan pointed out that an “ed” should be added to the part about accessory living units. Bruce pointed out that an s needed to be added to the sentence about letters from Peter Moran and Nancy Campbell. Dale moved and Dave seconded a motion to accept the minutes as amended. The motion passed.

Sturdy passed on concerns from the selectmen about the snowmobile meet that involves sales that could be considered commercial use. The board discussed the difference between occasional and regular use and if it is a fundraiser for the club how does it differ from the annual engine meet.

Sturdy raised questions concerning the wording on the Town ballot, based on concerns that had been relayed to him. The board discussed the wording concerning drive throughs and how it would be interpreted if passed since restaurants with drive throughs are not permitted but drive throughs for everything else is permitted in the neighborhood commercial district. Bruce will inquire of the town attorney if it is even possible to withdraw anything that has already be submitted to the town clerk for the ballot.

At 8:21 PM, Dale moved that the board adjourn. Sturdy seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary