The Dublin Planning Board met for a regular meeting on February 20, 2014, at 7:02 PM on the main floor of the town hall. Present were Chairman Bruce Simpson, Dale Gabel, Bill Goodwin, Dave Whitney, Gregg Fletcher, Suzan Macy and selectmen’s representative Peter “Sturdy” Thomas. Observing the public meeting were Andy Freeman, Wendy White, Andy Hungerford, Peter Imhoff.

Minutes of the February 6th
Sturdy suggested a sentence be added to the generator request and Suzan and Dale noted two editorial mistakes. Sturdy moved to approve the February 6th minutes as amended. Seconded by Bill. The motion passed.

Voluntary Merger for Frank White, 197 Cobb Meadow Rd, Map 7, Lots 72 and 72A
Bruce reported that the Frank White merger had been reviewed and signed. The secretary will process the check and register it with the registry of deeds.

Proposed Agreement between the Town of Dublin and Gap Mountain Development for completion of Spruce Ridge Drive subdivision
Bruce reported that since the subdivision had been approved, the Board cannot apply the new rules regarding bonds and performance guarantees that went into effect last year. The rules that were in place when the sub-division was approved will be used. A representative of the company will attend the March 6 meeting for an informal discussion of his proposals for waivers of site work and bonding.

Code Enforcement Officer’s request for clarification on Beech Hill Tower Generator
Bruce contacted the representative from the tower company to send more information, but nothing has been yet received.

Preliminary for David Kennard, Wellscroft Farm in Harrisville, considering moving to the property previously owned by Michael Sundstrum at 7 Chesham Road, Map 5, Lot 3
Dave explained his reason for wanting to move his seasonal business selling fence material to the property near the junction of 101 and Chesham Rd. He would have sheep and goats on the property as well as a building to store materials. He explained that UPS comes to do pick-ups most days and in the summer tractor trailer trucks bring and take supplies. Bruce explained that agriculture is allowed in the rural district. He also shared that the ordinance allows commercial activity along route 101 by special exception so an application would have to be made to the ZBA. Dale pointed out that if the building is over 2000 square feet, the ordinance requires both frontage and access from 101 in order for it to qualify according to Article X, Section E.C.2 i, so it would require a variance from the ZBA if
the property could not be accessed directly from the highway. Mr. Kennard felt that direct access was not possible due to wetlands along the road. If the building was under 2,000 square feet then only a special exception would be required according to Article X, Section C.1., but Mr. Kennard thought he would need more than 2000 square feet. He will look into his options and decide if he wants to proceed.

**Dublin School Boathouse, Map 15, Lot 8**

Peter Imhoff, president of Dublin School, presented how Ned Whitney left his boat house to Dublin School and was asking whether a site plan review is necessary. Peter explained how there are several small lots that are backed up by the Lake Club where the parking area is located. He explained how the use has not changed since their original boat house (Lot 7) is adjacent to this lot (Lot 8). It is only a distribution of what they were doing so he did not feel that there is any change of use. They could merge the lots, but chose not to because they wanted to be good citizens and pay more taxes than a merged lot would bring. Dale read the ordinance which seemed to indicate that it did not meet the definition of a change in use. Bruce moved that because the property has not changed use, no site plan review is necessary. It was seconded by Sturdy. The motion passed.

**Changes to Dublin’s Ordinances**

Suzan asked about removing article 6 from the ballot. Bruce explained that he had requested from the town attorney whether the board could remove it and he indicated that statutory time limit had expired so it was too late for the board to change it.

Sturdy moved for adjournment at 8:01 PM. Gregg seconded and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary