The Dublin Planning Board met for its regular meeting on March 6, 2014, at 7:06 PM in the first floor meeting room of the town hall. Present were Chairman Bruce Simpson, Suzan Macy, Dave Whitney, Gregg Fletcher, and Peter “Sturdy” Thomas (Selectmen’s Rep). Bruce appointed alternate Neil Sandford to serve in Dale Gabel’s absence. Also present were Steve Baldwin, Jack Belletete, Matt Weddle and Attorney Crocker.

Minutes of the February 20th Meeting
The minutes from the February 20th meeting were reviewed. The spelling of David Kennard’s name was corrected and a second “access” was deleted. Sturdy moved and Suzan seconded a motion to accept the minutes as amended. The motion passed.

Proposed Agreement between the Town of Dublin and Gap Mountain Development for completion of Spruce Ridge Drive subdivision
The informal presentation by Mr. Belletete may lead to an amendment to the Bradley Jackson Subdivision approval. Attorney clarified that he is here as administrator of the Bradley Jackson estate, not representing Mr. Belletete. Jack expressed that he is willing to fix the two driveway culverts that have failed. The underdrain seems to him to be unnecessary since there is already vegetation in that area. It appears to be part of the erosion control that was necessary earlier but no longer necessary. He will get a definite explanation from the engineering firm (SVE) to assist the Board in making a final decision. He is willing to build or correct all the other items listed in the Clough Harbor memorandum of Oct 28, 2011. He is willing to post a bond in compliance with the original proposal for an amount in excess of the costs of the remaining work. He will present a letter formally requesting an amendment, and a public hearing will be scheduled for April 3, 2014.

Voluntary Merger application from Jackson Sands, aka Jadak Realty Revocable Trust, Map 3, Lots 68, 68B, 67
The board looked at the tax map and Sturdy explained how the fire department did a voluntary burn on one of the houses that was on one of the lots. Sturdy disclosed that he had done work for Jackson Sands in the past but felt he could be objective, so decided not to recuse himself. Discussion continued about access and a lot number. It was determined that the final lot number would be 67 with an acreage of 35.93. Sturdy moved and Suzan second a motion to approve this voluntary merger. The motion passed and the Chair signed the merger form.
Bruce presented a letter to clarify and correct voters’ understanding about the Proposed Zoning Changes that will be voted on next Tuesday, March 11, 2014

The board reviewed the letter Bruce had composed with Attorney Matt Serge’s review. After discussion Sturdy moved that the Board print and mail copies to the townspeople. Dave Seconded and the motion passed.

At 8:12 PM, Sturdy moved that the board adjourn. Suzan seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary