The Dublin Planning Board met for its regular meeting and public hearing for Gap Mtn Development, LLC on April 3, 2014, at 7:06 PM in the first floor meeting room of the town hall. Present were Chairman Bruce Simpson, Suzan Macy, Dave Whitney, Dale Gabel, Bill Goodwin, John Morris and Selectmen’s Representative Sterling Abram. Eleven people attended the public hearing, see list attached.

**Election of a new Chairman and Alternates**

Suzan nominated Bruce for Chairman, seconded by Dave. The board elected Bruce by voice vote with John Morris abstaining. Sterling raised the question about why the board waited until a meeting in April and what would happen if there was no one to chair the March meeting after the elections. The rules and procedures call for the election in April but may need to be amended. The Chair asked the members to review the Procedures for the next meeting and suggest any changes they think necessary.

Bruce nominated Steve Baldwin for one year, Gregg Fletcher for two years and Neil Sandford for three years. John moved to amend the motion to have Wendy White for three years and Todd Bennett for two years. Suzan seconded the motion. John explained that he felt that with new people interested and the input at the town elections new people were needed. John and Suzan vote for the amended, Bruce, Dale, Bill, and Dave voted against the amended so the motion failed. The original motion was discussed and then voted on. Dave, Dale, Bruce and Bill voted yes. John and Suzan voted no. The motion passed.

**Moira Burnham Voluntary Merger Map 6, Lot 65 and Lot 66.**

Bruce presented the plan as proposed by Moira MacVeagh Burnham. The motion to approve the merger passed unanimously.

**Proposed Agreement between the Town of Dublin and Gap Mountain Development for completion of Spruce Ridge Drive subdivision Map 8, Lot 50, Lots 50-1 through 50-10.**

Jack forgot to bring the check, but assured the board that he would get it in promptly and the board made it a provision of any approval. Bruce explained that Gap Mtn Development proposal was to take over the Spruce Ridge Subdivision and was asking for an amendment to eliminate a drain. The letter from SVE engineer, Rob Hitchcock, was read and his diagram was copied and passed out to all those in attendance. The engineer felt that the original drain was not necessary and the proposal was adequate. Discussion and questions from the public for clarification were included. Jack Bellettete read the 2006 letter of completion and raised questions about the road shimming and whether he
could meet the 2% standard and who would be the one to make the final determination. Some things he won’t need to know until the frost is out of the ground so he suggested that the public hearing be continued for a month to the first meeting on May 1st until he knows better what he is up against. The question of the bond was raised and Jack Belletete said he was planning on a $110,000 two year bond. The consensus of the board was that was a sufficient bond since the engineering firm had predicted in 2011 that the cost would be $75,000-$85,000.

**Nomination for Vice Chairman**

Dale nominated Dave Whitney to be vice chair but Dave declined. Bruce nominated Suzan Macy and seconded by Dale. Bill proposed that the board table the nomination until Suzan was in attendance since she had left earlier. The motion was tabled to the next meeting.

**Minutes of the March 20th Meeting**

The minutes from the March 20th meeting were reviewed. Bill pointed out that the word “there” was missing in the paragraph about Gap Mountain Development. Bill moved and Dale seconded a motion to accept the minutes as amended. The motion passed.

**John Morris’ Proposals to Amend the Rules and Procedures**

Bruce pointed out that the RSA leaves the appointment of alternates to the discretion of the Chair so a rotating schedule of when alternates serve is in opposition to the RSA 673:11. The question of whether a posted agenda would constrain the board from considering anything that comes up. John felt that his intention was not to try limit meetings to the agenda. Dale suggested that there were a number of items in the rules and procedure that needed to reviewed and addressed. John passed out a short article that he is submitting to the Advocate encouraging people to sign up for an email list and is willing to use volunteers to distribute the information to towns people. The consensus of the board was to tabled the present proposals and review all the suggested proposals. Dale moved and John seconded a motion to table and more fully review all the rules and procedures for the next meeting.

**Lot line Adjustment between Scott Korpi and Michael Sundstrom Estate, Map 5, Lot 3 and Map 5, Lot 4**

The board reviewed the application. The adjustment is one acre and the new lot would be less non-conforming even though it does not meet the minimum lot size for the rural district. Bruce appointed Steve Baldwin to sit in Suzan’s place. Bruce will review the checklist at home to make sure everything is complete. Bruce will call the applicant to determine whether the public hearing can be pushed off to the May 15th meeting or whether the public hearing will be scheduled for May 1st.

Sterling felt that the answers to Jack Belletete’s question on who will review the project were not clear. Bruce felt that the code enforcement officer would be the first one, unless he feels that he can not adequately oversee the project, then a engineering firm would be hired. Discussion followed concerning the best approach to assure that the standards are met. The sentiment expressed by the board is that they are satisfied by the engineer’s letter about the drainage amendment. The board is clear that he must meet all the original conditions and standards of the first subdivision approval (2005), unless he proposes something different at the continued public hearing with sufficient strong evidence to back it up and convince the board. The secretary was directed to send a copy of these draft minutes to make sure that the applicant understands this.

At 8:55 PM, Dale moved that the board adjourn. Dave seconded the motion and the motion passed. Respectfully Submitted,

Neil R. Sandford, Secretary