Town of Dublin

Planning Board Meeting Minutes
PO Box 277
Dublin, NH 03444
April 17, 2014

The Dublin Planning Board met for a regular meeting on April 17, 2014, at 7:04 PM on the main floor of the town hall. Present were Chairman Bruce Simpson, Dale Gabel, Dave Whitney, Suzan Macy, John Morris, (Sterling Abram Selectmen’s representative) and Alternates Steve Baldwin and Gregg Fletcher. Bruce appointed Gregg to fill in for Bill and Steve for Suzan. Todd Bennett came to observe the meeting.

Minutes of the April 3rd
Dale noted that abstained should be changed to abstaining for correct grammar in the paragraph about electing a new chairman. Dale moved to approve the April 3rd minutes as amended. Seconded by John. The motion passed.

Proposals to the Rules and Procedures
John suggested that since the rules of procedure in the state planning board handbook show what is based on the law (RSA) and what is a rule that can be changed he thought it could avoid confusion. Sterling suggested that a purpose paragraph could simply satisfy this concern and he read from Portsmouth’s as a possibility. Dale suggested that a subcommittee that could be appointed to draft a new proposal. Bruce felt that would be a good approach if we want to do a major overhaul. Dale had some suggestions for tweaking the present rules but would be glad to table his suggestions if the board wants to do an overhaul. Discussion continued on various aspects including things to do with alternates and their participation in meetings when they are not voting members. Dale volunteered to work with John, along with input from Sterling’s and other members’ input, to propose an overhaul to the board. Dale moved to appoint this subcommittee to propose revisions to rules and procedures. John seconded the motion and the motion passed.

Election of Vice-Chair
Suzan indicated via email that she did not wish to be the Vice Chair. Dale nominated Dave Whitney seconded by Bruce. Dave was elected by voice vote.

Proposed Agreement between the Town of Dublin and Gap Mountain Development for completion of Spruce Ridge Drive subdivision
Steve asked about who would oversee the project to assure that it is completed as specified. The board discussed it. The secretary reported on his call to Jack Belletete. John pointed out that the subdivision regulations from 2006 require the bond to be 150% . (page sub-14) The plan was approved December 22, 2005 so the board requested that the secretary ask the archives for the
previous version which would have been in force at the time of approval. The previous version was dated October 14, 2004. The board felt that an as-built plan is needed to be sure that everything is built according to the design and a willingness to use the original engineering firm (SVE) for compliance inspection and the as-built if that would save money. The secretary reported that three certified letters were returned undeliverable.

**Letter from Monique Tanner**
The protest letter concerning the ZBA’s denial of their variance request for a shed within the setback requirements was read. The Planning Board is sorry she was disappointed with the ZBA’s decision but has no jurisdiction over variances.

Dale moved for adjournment at 7:58 PM. John seconded and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary