The Dublin Planning Board met for its regular meeting and public hearing for Sundstrom Estate/Scott Korpi Lot Line Adjustment and the continuation of the public hearing for the Gap Mtn Development, LLC Amendment to the Spruce Ridge Development Plans. The meeting was held in the first floor meeting room of the town hall on May 1, 2014, at 7:03 PM in. Present were Suzan Macy, Dale Gabel, Bill Goodwin, and Selectmen's Representative Sterling Abram. Alternates Steve Baldwin and Neil Sandford were present and appointed by temporary Chair Suzan Macy to serve as full members for this meeting. Five people attended the first public hearing and four attended the second public hearing, see list attached.

**Minutes of the April 17th Meeting**
The minutes from the April 17th meeting were reviewed. Dale moved and Bill seconded to approve the minutes as written. The motion passed.

**Lot line Adjustment between Scott Korpi and Michael Sundstrom Estate, Map 5, Lot 3 and Map 5, Lot 4**
The board reviewed the lot line adjustment application for a determination of completion. Bill moved to accept the lot line adjustment as presented, Dale seconded and the motion passed.

**Dublin Lake Club Golf Course Map 5, Lot 63**
The new code enforcement officer requested that the board decide whether they wanted to renew their request for him to contact the Dublin Lake Golf Course and report back to the board. This request was made to the former code enforcement officer on September 20, 2012. Neil moved that the board renew their request to the code enforcement officer to find out what the golf course has done concerning chemical fertilizer use in the wetlands and wetland buffer and whether they have been digging in the wetland or wetland buffer without a town variance. John Morris had requested that this item be postponed until he could attend since he is the joint member with the Conservation Commission and the board felt that no action should be taken beyond information gathering before John could be present.

**Use of Social Media for Communication concerning Town Boards**
Steve Baldwin raised the question about using social media for town communication and the problems that could come if the communications are seen as official rather than from an individual. He passed out an article from the NH Municipal Association concerning this issue and suggested that the board read it for future review.
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.
The Board continued the public hearing from April 3, 2014. Jack shared that he is willing to have Rob Hitchcock of SVE to oversee the upgrades. He presented a letter from Rob offering to serve the town as well as Gap Mountain and keep good communication to both parties. Rob Hitchcock also wrote a letter stating that the underdrain be amended since from an engineering standpoint the amended design is adequate.

Dale moved to approve the amendment of the underdrain as presented. Seconded by Steve. The motion passed. Dale moved that we accept Rob Hitchcock and SVE as the overseeing engineer for the town as well as the applicant. Seconded by Steve and the motion passed. The board considered whether an “as built” plan was needed. Sterling felt the “as built” plan would finalize the process of overview to make sure things were done correctly. Jack requested that the “as built” plan be limited to the road construction and related drainage but they not be required to resurvey the whole development and lot lines. Sterling thought that would be up to the engineer. Dale moved that the board require a survey that supplies “as built” information on the road and driveways intersections. Bill seconded the motion. The motion passed. The question was raised and discussed on the amount of the bond since Dublin’s sub-division ordinance requires 150% of the estimated cost. The cost was determined to be somewhat less than $80,000 because the underdrain would no long be required, so the bond should be $120,000. Dale moved that the board accept a bond of $120,000, seconded by Steve. The motion passed. Bill moved that the board accept the subdivision as amended. Seconded by Steve. The motion passed. Neil moved that the sub-division amendment does not have regional impact. Dale seconded the motion and the motion passed.

At 8:05 PM, Bill moved that the board adjourn. Dale seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary