The Dublin Planning Board met for its regular meeting on May 15, 2014, at 7:02 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. Observing were Todd Bennett and Wendy White.

Minutes of the May 1st Meeting
The minutes from the May 1st meeting were reviewed. Dale rewrote the last sentence of the first paragraph about the Gap Mountain proposal. Dale moved and Bill seconded a motion to accept the minutes as amended. The motion passed. John abstained.

Dublin Lake Club Golf Course, Map 5, Lot 63
Bruce brought up the Golf Course issue. John disclosed that he is a golf course member. Board members raised the question as to whether the code enforcement officer should give the report to the selectmen rather than to them. Sterling raised questions about whether the use of chemical fertilizer was grandfathered or what is the definition of chemical fertilizer. Bruce pointed out that the use of fertilizer is no more an activity that can be grandfathered than someone who was dumping motor oil behind their garage for many years could be grandfathered. The discussion proceeded to consider how the process should be overseen to make sure that Dublin ordinances are followed. It is clear that enforcement is under the Selectmen's jurisdiction. Sterling requested that the board communicate to the selectmen so that they know what the concerns are and what the board recommends. Bruce agreed to write this letter for the board.

Questions raised by Avitar re: Frank White voluntary merger, Map 7, Lot 72 & 72A
The board reviewed an email from Loren Martin at Avitar. Bruce reported that the Town Administrator had indicated that Avitar had looked at the ownership issue and were of the opinion that White owned both parcels and that the Planning Board should approve the merger request. Now Avitar is writing that after further research, they feel that Frank White does not own the smaller lot and so the board have the title examined by a lawyer/title examiner and/or should rescind the voluntary merger. Bruce expressed his reservations about rescinding the voluntary merger without definitive evidence. Since Mr. White has the property for sale, he thought it likely that the issue would be resolved by the potential buyer searching the title. Sterling asked whether the board would object if the selectmen should research the ownership. The consensus was that the board would be glad for the selectmen to pursue it and resolve the issue.
Dave Whitney gave notice that he was resigning due to health issues. Dale moved and Bill seconded a motion to regretfully accept his resignation. The motion passed.

**Membership Issues**
The Planning Board then addressed the need to name a replacement. Bruce nominated alternate Steve Baldwin to fill the vacancy. Dale seconded the motion. John moved to amend the motion to have it include electing Todd Bennett as an alternate and Dale seconded the amendment. The amendment passed. The original motion was then voted on and passed with Sterling abstaining.

Dale then nominated Bill Goodwin as Vice-chair and Suzan seconded. The motion carried. There was discussion about the length of terms. Mr. Baldwin’s term as a regular member will end in March 2015, as will Mr. Bennett’s term as an alternate.

At 8:02 PM, Suzan moved that the board adjourn. Dale seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary