The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on June 5, 2014, at 7:03 PM in. Present were Chairman Bruce Simpson, Dale Gabel, John Morris, Steve Baldwin and Selectmen's Representative Sterling Abram. Alternates Todd Bennett and Neil Sandford were present. Chairman Bruce Simpson appointed Todd Bennett in Bill's place and Neil in Suzan's place to serve as full members for this meeting.

Minutes of the May 15th Meeting
The minutes from the May 15th meeting were reviewed. John asked that the comment about non-recusal be removed as recusal was not required. Dale pointed out two editorial mistakes in the paragraph about Frank White. Bruce asked for the statement “to fill the vacancy” be added after the statement about Steve Baldwin’s election. Dale moved and John seconded a motion to approve the minutes as amended. The motion passed.

Frank White Voluntary Merger Legal Issues  Map 7, Lot 72-A
The secretary handed out a packet of emails from the town attorney, NH Municipal Association attorney to and from Sherry Miller. Discussion ensued about ownership and who has been paying taxes for Map 7, Lot 72-A. The attorneys recommended a public hearing and the board considered whether to reach out to Frank to see if it can be resolved before having a public hearing. Dale felt that the board should not move forward until the Board has an opportunity to review the relevant documents that question the ownership and that tend to show the board erred in granting a voluntary merger. John encouraged the board call for a public hearing contingent upon the seeing the documentation that proves he does not own it, either from the superior court or some other place. Steve asked if the selectmen could ask Avitar why this property is valued at $00.00. Sterling suggested that we could give Frank a chance to come and offer any documents of ownership but Dale felt that we needed documentation before making a decision. The consensus was that the board would wait and review the documents that would be emailed to them.

Rules and Procedures Subcommittee Update
Dale updated that the committee was about 90% decided on what to recommend, using a rules template from the state planning office. The committee hopes to have a draft within the next week or so for the board members to review before the next meeting.

Wetland Overlay Ordinance Recommendation from the Conservation Commission
John explained that the Conservation Commission had reviewed this last year and he took a model ordinance that was recommended from state agencies. The purpose was to clarify the inconsistencies
in the present ordinance, and make it better by using the language recommended by the state agencies. If it is just a clean-up perhaps it is not worth spending a lot of time on it. The conservation commission would like to review this proposal again before the planning board makes any further decisions.

Steve presented some research he had done on chemical pesticides use. The board reviewed his handouts. Dale pointed out that the Golf Course fertilizer issue has been turned over to the selectmen since it is an enforcement issue.

Sterling requested that the board discuss the ordinance concerning agricultural uses. Local agriculture is different now than it was when the ordinance was first passed. He would like to make sure that we are up-to-date so that enforcement would be consistent. Agricultural may need to be encouraged without opening the door wide open to commercial use. Bruce suggested that the board research what other towns are doing to address these issues.

At 8:17 PM, Dale moved that the board adjourn. John seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary