The Dublin Planning Board met for its regular meeting and Public Hearing on Frank White’s Ownership of Map 7, Lot 72A in the first floor meeting room of the town hall on July 17, 2014, at 7:00 PM. Present were Chairman Bruce Simpson, Dale Gabel, John Morris, Steve Baldwin, Bill Goodwin, and Selectmen’s Representative Sterling Abram. Alternates Todd Bennett and Neil Sandford were present.

**Minutes of the June 19th Meeting**
The minutes from the June 19th meeting were reviewed. Bill moved and Dale seconded a motion to approve the minutes as written. The motion passed.

Sterling asked for a board opinion on whether the sign at Whitney’s field is in violation of the sign ordinance. He thought that both the size and time it is up is a violation. The board discussed what the requirements for temporary event signs. No one had yet complained but the selectmen expect that complaints may be forthcoming. Pages Z-43 and Z-44 were examined and the consensus was that it is under the 20 foot size but the time requirement is only two weeks before the event. The consensus was that the Select Board should inform the owner of the 2-week limit for temporary signs for public events.

Chairman Bruce Simpson appointed Todd Bennett in Suzan’s place to serve as a full member for this meeting.

**Public Hearing for Frank White Ownership  Map 7, Lot 72-A**
Bruce opened the public hearing for Frank White’s ownership hearing at 7:15. There were eight people in attendance. See the attached sign-up list. Bruce outlined that the hearing was to consider whether the board should rescind the voluntary merger of Map 7, Lot 72 and 72-A. He explained that the board does not have statutory authority to merge lots that are not owned by the same person. Bruce explained that the lands were divided out in 1929 and have stayed in separate ownership. A court case in 1986 determined that this lot was owned by Babineau and not White.

Frank explained that he had the deed conveying the property to his parents with the right of way across from another lot so that when the right of way ended his ownership was assured. Bruce asked Mr. and Mrs. White if they were familiar with the 1986 court case and they said they were not. Bruce read the relevant part of the court determination, indicating that it was owned by Babineau and not by William White. Bruce shared that the court determined that Grau divided it out before it was sold to those who have conveyed it down to the Frank Whites. Bruce pointed out that the document they thought conveyed the spring actually released the right of way to get to the spring, but did not appear
to convey the property. Bruce shared that the attorney suggested that if it is too complicated, the board could take all the deeds and hire a title person to research everything. Sturdy Thomas asked if the town attorney had all the deeds that the Whites presented. Sherry Miller said that they did, but Bruce indicated that there were some documents that Frank presented that he had not seen before. Doris Bunk shared that her parents owned the property and she presented a deed that she felt proved that. Dale felt that if there was not something after the Superior Court decision, then the Superior Court decision should stand. John expressed that the board does not have the expertise to determine. Bruce reminded everyone that the Planning Board does not have the authority to change ownership and was only considering if the parcel should have been merged.

Sterling felt that there is enough evidence that the board could rescind the merger.

Dale moved that the board rescind the voluntary merger. Seconded by Todd. The motion carried unanimously.

Frank White asked for the process to merge his two lots back together and was given information about doing a voluntary merger.

**Rules and Procedures Subcommittee Final Draft**

Dale explained the changes that were added. The former rules require the first meeting of the month, the new proposal lets the board cancel either meeting in the month. The wording was adjusted keep things flexible and not lock the board into the order or time late hearings can be scheduled. The forms list will be updated to reflect the new list the secretary passed out. Discussion about what the RSA means by design review and it was determined that this is a term concerning subdivisions. Bruce explained that once the design review is completed the clock starts for when the design must be implemented. The board can entertain an informal preliminary discussion that doesn’t require any application. Bruce will compose a Design Review Application so applicants will know when they have moved beyond the preliminary discussion. Dale pointed out a couple other minor changes. This presentation covers the reading so that when Dale brings it back with the corrections it can be voted on.

**Suggested Changes to the Ordinance concerning Agricultural Uses**

At the last meeting Sterling requested that the board discuss the ordinance concerning agricultural uses and before this meeting presented two documents for the board to consider. Sterling explained the background was complaints about a farm stand and the vague nature of the present ordinance. The Advocate has advertisements for farm products with events on Upper Jaffrey Rd. where other events were not allowed near the lake. He knows of another similar farm enterprise in town. He desired to encourage these kinds of events and operations. Agri-tourism appears to be something that is being promoted across the state, Bruce noted, but didn’t know how to balance it with fairness to other kinds of local businesses. John suggested that the board have a forum to get input from local farmers and those citizens who are interested in promoting agricultural uses. He noted that he did not think weddings were farm events or that a farm that wants to do a bed and breakfast that they should not have to go through the normal process. Bruce suggested a public hearing in September to encourage public feedback. Discussion ensued about whether activities at Dave Whitney’s field would be considered agricultural and how to determine when an activity should be considered a commercial activity. Occasional activities do not fall into a land use, Bruce pointed out, but could be regulated by Selectmen’s ordinances.

At 8:27 PM, John moved that the board adjourn. Dale seconded the motion and the motion passed. Respectfully Submitted,

Neil R. Sandford, Secretary