The Dublin Planning Board met for its regular meeting on August 21, 2014, at 7:00 PM in the first floor meeting room of the town hall. Present were Chairman Bruce Simpson, Steve Baldwin, Dale Gabel, John Morris and Selectmen's Representative Sterling Abram. Alternates Gregg Fletcher, Todd Bennett and alternate/secretary Neil Sandford were present. Bruce appointed Todd Bennett to fill Bill Goodwin's place for this meeting and Gregg Fletcher to fill Suzan Macy's place until she arrived. Jeff Pinney attended the meeting.

**Minutes of the July 17th Meeting**

The minutes from the July 17th meeting were reviewed. Dale moved and Steve seconded a motion to accept the minutes as written. The motion passed. Suzan arrived.

**Rules and Procedures—Final Version**

John and Dale presented what they had put together from the state's template and our present rules and procedures. Dale moved to approve the rules and procedures. John seconded the motion. The motion passed.

**Requested recommendation from the ZBA for the Kennard/Wellscroft Variance and Special Exception, Map 5, Lot 3**

Bruce expressed his opinion that a variance is not needed, but the town attorney felt it could be challenged if it was just special exceptions. He reported that he and John had attended the site visit and felt that it was not detrimental to the neighbors. John explained the buildings will be torn down and replaced with a new building which is approximately the same size and the driveway would become circular to allow tractor trailers to unload materials. The board discussed the aspects of the proposal. John felt that it would be good to have the provisions that the applicant presented part of the approval. Steve spoke positively of the proposal. Dale moved that the board recommend the approval of the special exception. Suzan seconded and the motion passed. Dale moved that the board recommend an approval of a variance as well. Seconded by Bruce and the motion passed. Bruce explained why the town attorney felt it should not be a special exception to replace a non-conforming use with another non-conforming use, and noted that the Board should review that provision in the Ordinance to see if it should be amended.
Jeff Pinney presented concerns with the Selectmen’s July 14 decision to remove trees around the Transfer Station Map 7, Lot 70.

He is concerned with the clear-cutting around the highway barn. He thought that it should have been part of the plan or at least been presented to the Planning Board. He felt the town’s property on Old Troy was trashed when it was harvested for timber and he is concerned that this will happen again. He also has not seen the income from the timber harvest in the town reports. He feels the trees are more important than the $20,000. As an abutter he feels the Highway Department is now very exposed and that the value of his property has been diminished. Bruce encouraged the members to drive by and look at it and he would examine what legal authority the board has in this issue. Steve suggested that the state forestry department be asked to send a forester to examine and report to the board. Suzan asked Jeff how the town would lose more than $20,000. Jeff felt that there would not be adequate clean-up after the loggers are done their work. He stated that the present work is only 25 acres, but there are 78 total acres there as well as many other town owned properties. He was concerned that it could happen to more of the town owned properties. Bruce indicated he would investigate the role of the Planning Board in harvesting permits.

Additional Attennas on Beech Hill Map 6, Lot 40

Bruce explained that the Dublin Ordinance requires (Z-48. Article XVII, E.3) that additional antennas be approved but the code enforcement officer sent the copy of a new state law that appears to not allow the town’s control over the collocation of antennas. Bruce pointed out that the Dublin ordinance requires up-keep and maintenance to restore the camouflage effect. ( Z-49 Article XVII, F.2 & G.6.A) The board examined the plans and discussed the ownership issue. US Cellular is listed on the building permit application along with KJK Wireless who is perhaps the company contracted to do the work. Bruce suggested that the plan could be approved conditional on US Cellular following through with the requirement to inspect and restore the camouflage materials. The item was tabled until the law could be more fully examined, the old application with the approved permission can be gotten from the archives. The secretary will send a letter to US Cellular requesting the inspection reports and camouflage restoration as a part of the consideration for this new request for a building permit.

Review of Caleb Niemela dredge and fill permit Map 3, Lot 38

John reported that the conservation commission granted expedited review for taking an existing pond and dredge it and change the marginal wetlands so they would end up with a new wildlife pond and improving the drainage. They concluded that it would be much better for erosion control. Steve was familiar with the project and felt that it was a good improvement with a very nice wildlife pond. John explained that the livestock would be fenced off so that animals would not get down into the new pond or the present wetlands. Dale pointed out that if it is consider a water impoundment then it is permitted as long as it receives DES approval. Dale moved that the application be considered a water impoundment that has been approved by the DES so therefore a permitted use. Todd seconded the motion and the motion passed.

Unfinished Business

Bruce reported he drafted a recission document for the Frank White Voluntary Merger for Map 7, Lot 72A. It was ok’d by the town attorney, signed, and filed with the registry. The secretary indicated that the registry has returned the letter indicating it has been filed.

John moved that Donna Garner and Andy Freeman be appointed as alternates to serve until 2016 and 2017, respectively, since the board allows up to five alternates and they would widen the experience of the board. Donna is an attorney and Andy is a small business owner. Susan seconded. Bruce asked whether we should meet the people first. Todd asked if they were willing to attend all the meetings.
and John felt they were willing although Andy has commitments with the fire department. Steve indicated that he felt this was too soon. Dale asked if they were voted on could they be easily voted off and the answer was “no”. John, Susan, Todd and Dale voted aye. Steve and Bruce voted nay. Sterling abstained. The motion passed.

At 8:15 PM, John moved that the board adjourn. Suzan seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary