The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on September 4, 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, Gregg Fletcher, Donna Garner and Neil Sandford were also present.

Chairman Bruce Simpson appointed Gregg in Suzan’s place to serve as a full member for this meeting or until she arrives.

Also present were David and Colin Kennard representing Wellscroft Fence and Farm, Donna Garner elected alternate who hasn’t yet been seated, and Dylan Fisher, reporter for the Ledger/ Transcript.

**Preliminary for Wellscroft Fence and Farm site plan review, Map 5, Lot 3.**

Bruce referred to the plan for the Scott Korpi lot line adjustment which shows the same lot. Colin Kennard explained the overall plan of taking the present building down and replacing with one large building and the associated driveway and second entrance. Bruce shared his impressions from the ZBA site visit of the slope of the hill and the drainage that has promoted wet spots. John pointed out that the ZBA approval included a wetland delineation by a wetland scientist to determine what are true wetlands. David expressed that he has no desire to disturb wetlands. Bruce explained that the board could waive any of the requirements set out in the application, especially since the area of the lot that will be effected is only 3-4 acres and the board might not need a topographical plan for the whole property.

Bruce asked whether the board felt the need for a topo and wetland delineation for the whole property or just the area to be developed. John expressed that he did not feel the whole property needed a topo. David explained that they plan to fence the large wetlands on the front of the property to keep animals out of that area. Colin presented a small sketch and Bruce drew a proposed box to delineate the portion that they want a topo to include. Bruce pointed out that a new driveway permit needs to be applied for. Since Chesham Road is maintained by the state it would have to be determined if the driveway permit for the proposed new drive would have to come from the state or the town. Bill asked about whether they plan to pave the driveway and parking area. David indicated that he prefers hard packed crowned roads. Bruce indicated that there would need to be a paved apron where the new drive met Chesham Rd.

The board proceeded to review the checklist with modifications such as a mylar is not needed, pencil in approximate buildings within 200 feet, and soil types is not necessary. Streams ponds and wetlands beyond the area to be developed need to be shown. Dale proposed that the topo should
include the area to be developed plus 100 feet. Steve suggested that the plan needs to include possible growth but the consensus was that any significant expansion needs future approval. Bruce asked whether the same approach should be applied to the wetlands as well. Dale moved that the plan show the affected area plus 100 feet for both the topo and wetlands. Seconded by Bill. The motion passed.

Several suggested that there be a two step process with another preliminary on the wetlands issues and the public hearing after that but it was left to the applicant to decide how they want to proceed. The building footprint needs to be shown. Sterling shared with the applicant that there is a town height limit on buildings. They can not exceed 35 feet. The Board will need something from the state indicating the existing septic system is adequate, or else an approved plan for a new system. Buffers for sound were discussed especially for the neighbor who expressed concern at the ZBA hearing. The board will consider whether the existing buffer is adequate and whether it maintenance will be a condition of approval. A sign application is needed. The applicant invited anyone to stop by and look at the site. The applicant asked if there was any grandfathering of wetland buffers since the existing buildings may have been closer than the 100 ft wetland buffer. Bruce noted that the wetland scientist could designate what is a functioning wetland and what is a man made wetlands due to drainage ditches and that would be taken into consideration by the board.

US Cellular Tower on Beech Hill Map 6, Lot 40
The board received a letter from KJK Wireless, the agent for US Cellular, in response to the board’s request for an engineering report and restoration of the camouflaging. They sent a structural report but claimed in their letter that they were grandfathered from the camouflaging requirement and the town had already exceeded the 15 day requirement for requesting more information. (Copy is attached to these minutes.) Bruce explained that the new federal and state laws severely limit town review of new co-location requests. The camouflaging is not necessarily an issue that is exempt, however. John read about the new statute which requires that the collocation not negate camouflaging requirements. Bruce stated that the building permit needs to be approved but should indicate that the camouflaging requirement is binding as the approvals in later years were clearly given with the camouflaging requirement as part of the approval. The consensus was that the building permit approval should state that approval is based on camouflaging as shown on the plan. Sterling moved that the board ask Bruce to write a letter to US Cellular concerning this issue. John seconded and the motion passed unanimously.

Minutes of the August 21st Meeting
The minutes from the August 21st meeting were reviewed. Dale pointed out editorial mistakes including taking out the word since, changing the word “removed” to “remove,” “sot” to “so”, and “and” to “a.” He also suggested adding this sentence to the section about tree removal at the town barn. “Bruce indicated he would investigate the role of the Planning Board in harvesting permits.”
Bill moved and John seconded a motion to approve the minutes as amended. The motion passed.

Bruce shared his research about the Planning Board’s involvement in tree harvesting on town land. Through the Master Plan, the Board has oversight of long-term uses of town lands, but day-to-day management of them was within the purview of the Select Board.

Donna Garner as an alternate
An issue was raised as to Donna’s residency in Dublin, which is a requirement for membership on the Board. She was invited to address the issue before the Board. Dale moved that the board accept her verbal testimony that she is a resident. Seconded by Bill and unanimously approved.

At 9:00 PM, Dale moved that the board adjourn. Bill seconded the motion and the motion passed.
Respectfully Submitted,   Neil R. Sandford, Secretary