Town of Dublin

Planning Board Minutes

PO Box 277
Dublin, NH 03444
October 2, 2014

The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on October 4, 2014, at 7:01 PM. Present were Chairman Bruce Simpson, Dale Gabel, John Morris, Steve Baldwin, Bill Goodwin, Suzan Macy. Selectman’s representative is out of town. Alternates Todd Bennett, Gregg Fletcher, 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.

**Minutes of the September 4th and 18th Meetings**
The minutes from the September 4th meeting were reviewed. Bruce noted a misspelling of the reporter’s name. Bill moved and Dale seconded to accept the minutes as corrected. The motion passed.

The minutes from the September 18 public hearing were reviewed. Dale noted that his name was misspelled, it should be Gabel. Dale pointed out that affect should be effect, distincts should be distinctions, there needed to be the word was before the word indicating, a period at the end of a sentence rather than a comma. Bruce noted that the word “not” needs to be added to a sentence about banning fertilizer. Agritourism doesn’t need a hyphen. Bill moved and Dale seconded a motion to accept the minutes as amended. The motion passed.

**Communications to the board**
The secretary communicated that the Wellscroft Farm is reconsidering purchasing the Sundstrom lot. They at last meeting had decided they could not use it because so much of the area they needed was classified as a jurisdictional wetland. A question was raised about how many Land Use Regulation 2014-15 manuals. It was determined that three is enough. The town administrator requested a budget be sent in. The board discussed it. John moved and Bill seconded a motion to authorize Bruce to formulate the budget. The motion passed.

**Selectmen’s proposal to sell town land, Map 1, Lot 7-B. 17 acres on Old Troy Rd**
John presented the background with the Conservation Commission and how they voted to take a conservation easement as preferable to money. He pointed that it is contiguous to other conservation land and the great swamp. Dale asked what the driving force to consider this. John explained that they are disturbing a quarter of acre for the Charcoal Rd bridge and that by state law the town has the choice to create one quarter acre of wetland, put upland conservation easement on a larger lot or pay into a mitigation fund. (Updated information from the final design, indicates that nearly ½ acre is
affected, and that upland buffer preservation requires ten times the affected area be preserved by conservation easement) John explained that New England Forestry Foundation are foresters who do timber harvesting but are conservation conscious. The question was raised as to whether this would take the place of the mitigation and John pointed out that if the board were to approve it, that should be the provision. Dale moved and John seconded a motion to recommend this sale provided it meets the DES requirements. The motion passed.

**Letter from DES concerning the Clough gravel permit  Map 7, Lot 39-B**

They are requesting that he apply for a permit from the state and the board reviewed the town’s excavation ordinance. The secretary read from the All Property.xls file which referred to a letter of agreement (DTA Group 12, Series B) for the original operation and indication that expanded use would requirement a further permit from the Planning Board. The secretary will research this for the next meeting.

**Agricultural Follow-up**

The board discussed the comments at the public hearing. The board noted that Peterborough is still working through their situation with an agritourism business on a farm and how to implement their new ordinance. John pointed out that the issue has more to do with agritourism than farming. The selectmen’s concern is how to enforce the present ordinance and whether they would be better addressed by the town attorney rather than by a change in the present ordinance. There did not appear to be a hue and cry from the farmers that they needed changes to survive. The question of whether to propose an agricultural commission was considered. Someone had written offering to serve on this kind of committee, if the town decided to do this. The board tabled it until the next meeting so that Sterling Abram can give his input. Todd pointed out that there were not a lot of people advocating for further activities and more seemed to be concerned about impact on neighbors.

John raised concerns about the meeting with Wellscroft Farm. He felt the time was unproductive except for limiting the area they needed to provide engineering for. Others pointed out that the board actually saved the applicant considerable trouble and expense by waiving requirements that weren’t relevant to the application, such a providing topo and wetlands delineation on the entire property when only a small portion of it were going to be used.

Steve Baldwin presented further concerns about the Golf Course and the agreement that the selectmen made. He presented documentation from the DES that show higher than normal levels of phosphorus. He felt that this new evidence shows a health and safety issue, which was the basis for the selectmen’s agreement with the Golf Course. Dale felt that it is an enforcement issue and not something that the planning board should consider unless it was an issue of changing the ordinance. Neil pointed out that our ordinance indicates we are against pesticides but has nothing that prohibits pesticide use. John pointed out that high phosphorus can be attributed to many different things so it would be very difficult to prove that fertilizer use was the cause.

At 8:18 PM, Bill moved that the board adjourn. Suzan seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary