Town of Dublin

Planning Board Minutes
PO Box 277
Dublin, NH 03444
November 6, 2014

The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on November 6, 2014, at 7:01 PM. Present were Chairman Bruce Simpson, Dale Gabel, John Morris, Steve Baldwin, Suzan Macy, Bill Goodwin and Selectmen's Representative Sterling Abram. Alternates Todd Bennett, Donna Garner and Neil Sandford were also present.

Minutes of the October 2nd Meeting
The minutes from the October 2nd meeting were reviewed. Dale pointed out a equal sign was included, that need to be omitted. Suzan pointed out that “the word” needs to be added and “not” needs to be in quotes. Sterling proposed that an explanatory parenthetical statement be added to the minutes which states: (Updated information from final design indicates nearly ½ acre is affected, and that upland buffer preservation requires ten times the affected area be preserved by conservation easement) Dale moved and John seconded a motion to approve the minutes as amended. The motion passed.

Bruce reported that Wellscroft Farm contacted him to say they had purchased the property and would be moving forward with the project and site plan review sometime in the future.

Bruce reported that the proposed budget was somewhat higher than this year as a result of the Board exceeding its budget last year. He does not anticipate a lot of new applications and activities for the coming year.

Preliminary New Boathouse for Dublin School and Boys’ Scout Camp, Map 3, Lot 19
Property owned by Nashua Valley Council, located at 466 Upper Jaffrey Rd. Dublin, NH 03444
Andy Hungerford and headmaster Brad Bates from Dublin School and Chris Pera from the Nashua Valley Council presented their proposal to add a boathouse for rowing boats. The boathouse would replace the present outdoor pavilion and be a little larger. It would be outside of the 100 ft buffer zone from Thorndike Pond and wetlands. He explained how the two story building would fit into the terrain. Bruce asked what would be on the second floor. The first floor would be for storing Dublin School sculls. The second floor would be for some boat storage and then a large room for meeting. Bruce asked if the facilities were used outside the summer program and the answer was that many groups rent the facilities for the weekend during the off season, so the site was used all year round.

Bruce asked if it would change the view from the lake and the visual impact would not be a lot different because of the vegetation and trees between this building and the lake. John asked about the size of the new building compared to the present building that is mostly open because shoreland
concerns would be whether there would be a lot of extra rain water runoff. It will be slightly larger but should not add a lot of extra roof area and Andy explained how the drainage from the roofs would be contained and should be an improvement to what is there presently. Bruce asked what the traffic increase would be. It was explained that they have already been using the camp next door and so there should be fewer parking problems compared to what happens at Camp Wa-Klo next door. The two main races would probably add an average of 60 people each time, far less than what happens when the Boy Scout camp is open in the summer with 200 boys and their parents. Steve asked how many students are involved in the rowing program and there are about 30 people. Bill asked how soon they wanted to move on this project and Andy stated they would like to move forward as soon as possible, and would like to get started before things freeze. The building would have electricity but no plumbing. Bruce raised the question as to whether there was a regional impact and the board would need to decide that.

The board would also need to decide whether to waive site plan review or whether to proceed with a public hearing for site plan review. Bruce indicated that he felt there was minimal impact so full site plan review may not be needed. Chris asked how the board would view rebuilding their outside pavilion in the field, if that is what they decided to do. Bruce explained that it would be preferable to have everything proposed at once for the board to approve everything together and see the overview. Sterling asked about the former right of way and whether everything has been resolved appropriately. Bruce asked if they had drawings of the building and the answer was that the architect is still working on some changes. John shared that since they have to get a shoreland protection permit, he felt they should go through site plan review. Bruce, Steve and Sterling thought that as long as the board could review the shoreland protection permit and everything was fine there, an official site plan review would not be necessary. Todd shared that he thought it would be necessary to see the building drawings because he thought it might be somewhat higher than the present building.

Bruce shared several things that could be brought back to a future meeting. Bruce moved that in two weeks the applicants come back with the full map of the property, drawings of the building and drainage plan, shoreland protection application and the Board could decide whether to waive site plan review at that time. Any approval would be conditioned on state approval of the Shoreland Protection Act application. The motion was seconded by Suzan and the motion passed.

At 7:58 PM, Dale moved that the board adjourn. Bill seconded the motion and the motion passed. Respectfully Submitted,

Neil R. Sandford, Secretary