The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on November 20, 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.

Dave Blumenthal a reporter for the Monadnock Ledger was present.

**Preliminary New Boathouse for Dublin School and Boys’ Scout Camp, Map 3, Lot 19**

Andy Hungerford, Dan Scully, Brad Bates, Chris Pera, and Dave Bergeron from Brickstone Landuse were present and shared that the Shoreland Protection Application has been turned into the state. They gave the board a copy of this application. This included certified mailings to all the abutters. They had received one call from an abutter who after hearing how far away it was from his property, he expressed positively about the Boy Scout Camp and this expansion. The application included a new pavilion of similar size in the field. Dave Bergeron presented a plan showing the layout of the building and explained the drainage proposal using crushed stone catch basins on either side of the building and in the steps for the stairway. There will also be an indentation in front of the pavilion building to control runoff. Mr. Bergeron believed this would take care of any runoff problems and prevent any impact on the lake. New walkways that are ADA compliant for recreational buildings will also be included in the front of the building.

Dan Scully presented plans for the building and explained that the lower level is for boat storage and the second floor has enclosed space and porches. He showed the elevation and pointed out that it really would be a building that fits the land. There are wings that have open winter storage for boats. The building will have a metal roof and possible clapboard siding.

Chris Pera presented the board with the overall layout of the camp, including buildings and activity sites. He also presented a topographical map of the property. Various questions were asked to determine what the board was seeing on the site map.

Bruce indicated that the board needed to determine if this application has regional impact. He read a list of the factors the Board should consider in making a determination of regional impact. He pointed out that any significant impact on the lake would require regional impact. The proximity to the town line is the only issue since the others did not seem to apply. Steve made a motion that based on the information presented the site plan be waived. Seconded by Suzan. Bruce read the Dublin ordinance for determining whether a site plan review is needed. Dale amended the motion to include that it has no regional impact and that site plan review be waived. Steve seconded the amendment.
The motion passed unanimously. Bruce explained that the board needs copies of all the plans so the Town would have records of what was permitted and the code enforcement officer could check to make sure it was built as designed and approved by the board.

**Minutes of the November 6th Meeting**

On the paragraph concerning the budget, Bruce proposed to change “this” to “last”, take out “even though” and take out “but” and make a new sentence. Bill moved to approve the minutes as amended and seconded by Dale the motion passed.

At 7:40 PM, Dale moved that the board adjourn. Steve seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary