The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on January 15, 2015, at 7:01 PM. Present were Chairman Bruce Simpson, Dale Gabel, John Morris, Steve Baldwin, Bill Goodwin, Suzan Macy and Selectman’s representative Sterling Abram. Alternates Todd Bennett, Gregg Fletcher, Andy Freeman, and Neil Sandford were also present.

**Minutes of the December 4th, 2014 Meeting**
Dale pointed that in the first paragraph the were should be was. Bill moved and Dale seconded a motion to accept the minutes as amended. The motion passed. John abstained.

**Notice from Antrim for a hearing for a 150 Foot Cell Tower**
The board discussed whether it could be seen from Dublin. John suggested that the notice be posted and the secretary will post a notice at town hall and the post office.

**New Business**
Sterling asked the board to consider more about the issues of agriculture. He feels that since several farms are inviting the public in for events, enforcement is a gray area. The infrequent use of property for an event doesn’t fall into a commercial activity even though it effects traffic and town resources. David Whitney’s field is being used for more events of different kinds beyond the gas engine meet, which is considered a grandfathered event. Dale raised the question of what constitutes a land use. Frequency has a bearing and determining how many times a year makes it a land use which is the question that the ordinance does not clearly define. John suggested that the town attorney might clarify the question. Bruce pointed out that the selectmen could pass their own ‘selectmen’s ordinance’ that would not necessarily change the land use but still direct activities that go on in town, especially with regard to health and safety issues. The Planning Board only has jurisdiction over land uses. Steve suggested that an agricultural commission might help solve this problem. Sterling felt that there might not be a sustaining interest and that it would not address non-agricultural events or activities. Further discussion ensued about specific activities that the Selectmen are facing at present. Bruce will research the legal question of what constitutes a ‘land use’.

John brought up the question of whether the draft minutes should be put on the web right after the meeting. He felt that waiting a month was not necessary. The board discussed the issue. John moved that the draft minutes be posted as soon as they are available with a disclaimer. Dale seconded the motion and the motion passed.

At 7:56 PM, Dale moved that the board adjourn. Bill seconded the motion and the motion passed.

Respectfully Submitted, Neil R. Sandford, Secretary