The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on March 5, 2015, at 7:03 PM. Present were Chairman Bruce Simpson, Dale Gabel, Steve Baldwin, Suzan Macy, Bill Goodwin, John Morris and selectmen’s representative Paul Delphia. Alternates Gregg Fletcher, Donna Garner, Todd Bennett, Andy Freeman and Neil Sandford were also present.

**Minutes of the February 19th Meeting**
The minutes from the February 19th meeting were reviewed. Bill moved and Dale seconded a motion to approve the minutes as written. The motion passed.

Discussion about the time frame for the Master Plan. RSA 674:3 states that it is recommended to be done every 10 years but it is not a requirement. Bruce pointed out that the economic and demographic conditions have changed since the last master plan and the last master plan was based on an assumption that there would be considerable development pressure on Dublin that didn’t materialize. Bill asked about the mechanics of the process. Bruce pointed out that the last time a sub-committee of the planning board was appointed and then they divided up to work on individual aspects of the Master Plan. John pointed out that money is put aside so that consultants can be hired and surveys sent out. Various aspects were discussed.

**Preliminary Alex and Susie Vogel proposed land swap with the Town of Dublin to benefit the fire department and Dublin School, Part of Map 16, Lot 3 for Map 16, Lot 29**
Alex and Sue Vogel and Fire Chief Tom Vanderbilt came before the board. Sue explained that the Vogels had been housing the fire departments trailers. Tom explained that in the winter they could not get access so they were moved to the highway barn and were exposed to the weather. The proposal is to swap a .5 acre lot on Dublin Rd next to Dublin School which the town owns for a .5 acre behind the Vogel’s garage. Paul asked about whether the snow removal would be a problem and Tom felt the town equipment could care for it. The new access would be from Church Street because the land drops off from behind the present garage. The Vogels intend to donate the .5 acre to Dublin School. The Vogel’s lot is presently 1.6 acre so they would still have a 1.1 acre lot, and 1 acre is the required lot size in the village district. The .5 acre lot the town would acquire would be non-conforming but since the town is not subject to the ordinances, they could accept and build on a non-conforming lot. Todd pointed out that the neighbors wouldn’t have any say. The town does not have to follow setbacks. John asked how we could do a sub-division that doesn't meet our requirements and what would be required for a non-conforming sub-division. He also raised the concern about what might happen if the property was subsequently sold and it was pointed out that the board could make a provision that it must stay under town ownership. An application with a plot plan and official
survey is needed. Bruce will consult with the town attorney to see what procedure is needed with this unusual situation. The board will take it up again further in two weeks. The secretary asked if there would be a public hearing with notices to abutters and it was pointed out that this could be done without any planning board involvement, so it is not a requirement to go through a sub-division.

Further discussion was entered into about how to make it contiguous with the police station so that it could be done as a lot line adjustment instead of a sub-division. That would be an easier and cleaner process, if the Vogels were agreeable. John suggested that the selectmen could give a courtesy notice to keep good feelings with the neighbors.

At 7:52 PM, Bill moved that the board adjourn. Suzan seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary