The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on March 19, 2015, at 7:02 PM. Present were Chairman Bruce Simpson, Dale Gabel, Steve Baldwin, John Morris, Bill Goodwin, and selectmen’s representative Paul Delphia. Alternates, Todd Bennett, Gregg Fletcher, Andy Freeman, Donna Garner and Neil Sandford were also present. Selectman Sturdy Thomas, reporter Nicholas Handy, Rosemary Mack, Jim Guy, Alex and Susie Vogel, Allan Pinney, and George Foote were also present.

Bruce appointed Gregg to fill in Suzan’s place.

**Minutes of the March 5th Meeting**

The minutes from the March 5th meeting were reviewed. Dale pointed out that in paragraph three “Master Plan” needed to be added. Bruce suggested that in the fourth paragraph “they” be changed to “the Vogels” for clarification and in the same paragraph the word “attend” was changed to “intend.” Dale moved and John seconded a motion to approve the minutes as amended. The motion passed.

**Election of Officers**

Bill nominated Bruce as chair and Steve seconded it. Bruce was elected by voice vote.

Bill nominated John as vice-chair, seconded by Dale. John was elected by voice vote.

John nominated Todd and seconded by Bruce to serve as an alternate for three years. He was elected by voice vote.

**Jay McGill-O’Rourke Driveway Application for Upper Jaffrey Rd, Map 3, Lot 7-A**

Jay explained that the present access is on Albert Handy’s property and is not on his property so he needs to put in a new driveway. Jay walked the property with Brian Barden and they determined the best location with slope. Bruce asked the slope and he said the contractor estimated it at 6.5%. Bruce asked about drainage coming down the driveway. Jay submitted a scaled site plan that was used for a septic system that gave the contours and location of a well. Bruce expressed that his only concern was the driveway slope. The ordinance does not require engineered plans for anything under 10%. Bruce suggested that the Board could issue a conditional approval subject to the CEO officer’s approval of the drainage system. Sturdy expressed his confidence that Chris Raymond would construct the driveway properly to prevent problems. Dale moved that it be approved as presented (although it will not be a straightline as indicated on the plan). Seconded by Bill. The motion was unanimously approved.
Follow-up to 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

Bruce explained the government use exception. Governmental use is exempt from local ordinances but public notice is still required. The first thing the board needs is written notification with a site plan, statement governmental use, and construction schedule. Then the board can issue a non-binding recommendations. The town attorney gave advice that the town needs to apply for the subdivision with the written approval of the Vogels. There needs to be a plan and a deed for the County registry. John asked if any of those present had any comments and Rosemary shared that she didn’t understand what was going on. Susie explained how the idea came forward. Rosemary asked if there were any alternatives to this proposal. Allan Pinney pointed out that one of the pieces of equipment is owned by the fire company, not the town. Bruce clarified that the wisest use is up to the selectmen, not under the jurisdiction of the Planning Board.

Andy Hungerford preliminary consultation concerning Dublin School’s proposed Solar Field

John asked if this was under the board jurisdiction and Andy explained that was why he was here, to be sure if there is any approval needed from the board or not. Andy explained how the project has unfolded over the last year or two. George Foote explained that the purpose was to provide total electricity for Dublin School. Andy explained the location in a field below their lower soccer field. George described what the panels would look like on poles. Gregg asked if it could be viewed from the mountain and Andy replied “no” that was the beauty of this location, it was completely out of sight. They will have no storage capacity, the grid is their storage. They will run wires from the field to the school. George shared that the system could be expanded for greater capacity if needed in the future. Andy has talked with the abutter and that it would not be visible from his property. Bruce shared that according to the ordinance if something is not specifically permitted, it not allowed, but things like this could be considered as an accessory use to a school. Bill suggested that legal aspects should be looked at and Bruce said he would contact the town attorney. Bruce felt that there should be a site plan review since it was over an acre. Bruce asked how soon the project would be started and Andy explained that there was an April 17th deadline. The question was raised as whether it was in the village district or the rural district. It was determined that it was more than 1200 feet from Route 101 and therefore it would be in the rural district. Bruce suggested that the Dublin School apply for a site plan review and in the meantime determination would be made on the question of accessory use. George explained that the April 17th application is for rebates and it would be a deal breaker if they could not get those rebates. Bruce thought that it would require a special exception from the ZBA, but he will confirm that with the town attorney.

Dale asked about the definition of accessory use since it is not for use on that property, but off site use. Bruce suggested that the board consider adding a solar ordinance and Dale suggested that the board start formulating something for next March.

Allan Pinney asked about money in the budget for mapping. He is concerned about the town property where the recycling center and town barn are located. Bruce suggested that Allan present a proposal and show what needs to be mapped and the board would be glad to look at it.

At 8:07 PM, Dale moved that the board adjourn. John seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary