The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on April 16, 2015, at 7:06 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Suzan Macy, Bill Goodwin, and selectmen’s representative Paul Delphia. Alternates Donna Garner, Andy Freeman and Neil Sandford were also present. Bruce appointed Donna and Andy Freeman to take Dale and John’s place for this meeting.

**Minutes of the March 19th Meeting**
The minutes from the March 19th meeting were reviewed. Paul pointed out that in last paragraph on the first page “could” should be “would” and the consensus was to take the phrase entirely. Bill moved and Steve seconded a motion to approve the minutes as amended.

**Preliminary Consultation for Yankee Publishing Solar Field, Map 17, Lot 15A**
Jamie Trowbridge presented on behalf of Yankee, they desire to erected their own 100KW solar field on their property on the back of what is known as “Yankee Field” in the back corner behind Peter Pap’s. He passed out a photo showing the low profile, just high enough to be above the snow. He explained that the funding application has to go in tomorrow, April 17, 2015 and if the funding was not available, they would wait until next year. They doubted they could do it without the funding. The payback is 4 years and the panels are supposed to last 40 years. They need permits from the town of Dublin as well as the power company. They would be looking to get town approval to do this during the summer. He does not have the dimensions but estimated about a quarter of an acre. Andy Hungerford was in attendance to present Dublin School’s proposal and answered questions about the comparative size. Their proposed solar field is 378 KW and covers an acre of ground so as to space the panels.

Bruce shared that the board needs to update Dublin’s ordinance to allow solar use. At present the ordinance does not allow solar. Bruce noted that the opinion of the Board’s attorney was that it would be reasonable for the Board to consider it an accessory use if the new lot was merged with lots that are currently part of the Dublin School complex, but that further review was needed for Yankee’s proposal since the two lots owned by the company are separate. The alternate would be to call for a special town meeting to approve a solar section to the ordinance. Bruce felt that we need to encourage solar fields and Paul pointed out the RSA 672:1 encourages solar and says they “shall not be unreasonably limited by use of municipal zoning powers.”

Bruce encouraged Jamie to present any evidence that the field has been used by Yankee for many years as a part of their commercial activities. Jamie shared that the building that is presently Peter...
Pap was originally office space for Yankee and the lot was carved out of the larger lot to sell the building to Peter Pap. It had been used for commercial purposes in past years. There is a two bay garage that has used for a shop and storage to support the magazine business for many years. Bruce suggested that Jamie get as much information about the history of that building from the archives so that he can pass on the information to the town attorney.

**Dublin School Solar Field, Map 7, Lot 20**

Bruce referred to the legal opinion of the town attorney that stated that if Dublin School was willing to merge the lots, then it could be considered an accessory use and would only need site plan review. Andy indicated Dublin School is very willing to merge the two lots. Donna and Paul expressed that we need to use a liberal interpretation of our ordinance to allow Dublin School to proceed. The secretary encouraged everyone to read the letter from John Morris which they indicated that they had. Bruce moved that in reliance on the statutes and the attorney’s advice the board consider Dublin School’s proposed solar field an accessory use, contingent on the merger of the two lots. Bill seconded the motion. The board unanimously approved the motion. Andy shared that it didn’t look like they would get their application in for the funding tomorrow and that it would probably would be put off for a year. Andy was given a lot merger application and a site plan review application which would be the next step forward when Dublin School is ready to proceed.

Bruce shared a letter requesting someone be part of the Local Emergency Operations Plan. Andy mentioned that he is going as a business owner. Bruce asked Steve if he would be willing to represent the Planning Board. He indicated that he would be willing. Bruce moved and Bill seconded a motion to have Steve represent the board on this committee. The motion passed.

Bruce encouraged any board members that could attend the Municipal Associations seminar on May 2nd. Donna expressed a willingness to go.

The board discussed what should be put into a local ordinance concerning solar and alternate energy. The issue of whether it could be visible to neighbors should influence the decision process. It was noted that Amherst deals differently with large solar arrays rather than smaller arrays for residential use. Bruce will resend the article by the SNH Planning Commission offering guidelines for solar ordinance, and look for ordinances from other towns. The consensus was that the Board should begin work on a solar ordinance shortly.

At 7:57 PM, Bill moved that the board adjourn. Andy Freeman seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary