The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on May 7, 2015, at 7:02 PM. Present were Chairman Bruce Simpson, Dale Gabel, Suzan Macy, John Morris, Bill Goodwin, and selectmen’s representative Paul Delphia. Alternates, Todd Bennett, and Neil Sandford were also present. Jamie Trowbridge representing Yankee Publishing and Ed Goodrich, Surveyor for Norm Davis were also present.

Bruce appointed Todd to fill Steve’s seat for tonight’s meeting.

Minutes of the April 16th Meeting
The minutes from the April 16th meeting were reviewed. Bill moved and Suzan seconded a motion to approve the minutes as written. The motion passed. Dale, Todd and John abstained because of not being in attendance.

Preliminary for a Minor Subdivision for Norm Davis, Map 8, Lot 37
Ed explained that Norm wants to do a three lot subdivision with frontage on 137 and access roads into the three lots. It is 117.9 acres with several wetlands but he has already obtained crossing to one of the proposed lots. There would be three lots over 30 acres each. Bruce explained that the ordinance requires a conservation development with areas set aside for conservation unless the applicant can show that a conventional design could better achieve the objectives of the Master Plan and Subdivision Regulations. That could include a provision that the lots not be developed further if a normal development is permitted. If the board determines that a conventional subdivision is appropriate the question of frontage for the lots is a consideration. One lot fronts 137 and another has 95 feet on Richardson Rd with more on a private road. Building a private road in from 137 would give adequate frontage for two of the proposed lots. Bruce suggested that the board might want to first address the issue as to whether the board would allow a convention subdivision, before the subdivision application is presented. This would not require a public hearing. Ed mentioned that there are some abutters that might be interested in purchasing portions of the property so that would just be a lot line adjustment. Several mentioned that they had never walked the land and would like to have a site visit. Ed will discuss the issues with Mr. Davis and decide if he wants to make a presentation in support of a conventional design. The board will plan a site visit after that, perhaps the following Saturday.

Further Consultation for Yankee Publishing Solar Field, Map 17, Lot 15A
Jamie Trowbridge presented to the board that they had received the grant needed to go ahead. He requested the board to determine how they can move forward and whether the solar array could be
considered as an accessory use to the present garage. Bruce shared that he had researched the archives and determined that the garage was built in 1970, predating the ordinance. The question is whether it is an accessory use or expanding a non-conforming use which would require a special exception. John indicated that since it is not listed in the ordinance, it should require a variance, not a special exception. He questioned whether it is appropriate in the village district. If it was done on Yankee’s property that is in the rural district, he would feel differently. Todd shared that he felt it was not an accessory use and that it wasn’t what the village district was designed for. Mr. Trowbridge pointed out that he could locate the array on the lawn behind the magazine buildings where it would be much more obstrusive.

Bruce emailed to the board the series of emails between himself and the town’s attorney Matt Serge. (A copy is included with these minutes.) The town attorney concluded that it was appropriate under Dublin’s ordinance to consider a solar field as an accessory use to the storage garage on Yankee’s field and to proceed without Yankee needing to apply to the ZBA for a special exception. A site plan review is all that is needed for Yankee to move forward with this project.

Bruce moved that we accept the attorneys counsel and consider the solar field an accessory use. Bill seconded the motion. Bruce, Suzan, Bill and Paul voted yes. John, Todd and Dale voted no. The motion passed 4 to 3.

**Solar Ordinance for Dublin**
Bill suggested that we get Peterborough’s ordinance and John felt that we have a public hearing as soon as possible. Bruce will write an article for the Advocate discussing the need for a solar ordinance and announcing a public hearing which will be reviewed at the next meeting before publication.

At 8:15 PM, Dale moved that the board adjourn. Bill seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary