The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on June 4, 2015, at 7:02 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Suzan Macy, Dale Gabel, Bill Goodwin, John Morris and selectmen’s representative Paul Delphia. Alternate Neil Sandford was also present. Bruce appointed Neil to take Bill’s place for this meeting or until he arrives. Bill arrived at 7:07 PM. Alternate Todd Bennett arrived at 7:15 PM. Reporter Nicholas Handy was in attendance.

**Minutes of the May 7th Meeting**
The minutes from the May 7th meeting were reviewed. Dale pointed out a redundant “to” in the second sentence on page two. Dale moved and John seconded a motion to approve the minutes as amended.

**Conventional Minor Subdivision for Norm Davis Map 8, Lot 37**
Ed Goodrich the surveyor for Norm Davis presented a conventional minor subdivision plan. Total area is 117 with 33.6 acres in wetland. He showed that with the 100 foot setbacks more than 50% will be tied up in wetlands, just as the open space subdivision requires. He researched and found that there was no effect from wetlands to the north. John asked if there was anything that was planned to sub-divide further in the future and wouldn’t it be better to have a deed restriction to stop any further development. Ed did not know of any plans by Norm Davis for further development.

Bruce shared that one of the purposes of the open space subdivision ordinance was to cut down on long roadways and driveways. He asked whether the three lots have the required frontage. Ed showed where the frontage for each lot existed although there would be some long driveways. Dale asked whether any further development was being proposed beyond three house sites. He indicated that they were not planning anything beyond the three house sites.

Bruce asked if the board wanted to have a site visit to determine whether the plan meets the objectives of the Dublin ordinance. Suzan indicated that she would be glad to visit the site and John indicated he wasn’t ready to vote without seeing the site. Dale and Paul would like to see the site as well. The board determined that the best time for a site walk would be Saturday, June 20th at 9 AM. A decision will be made at the next regular meeting after the site walk.

**Preliminary Consultation for Yankee Publishing Solar Field, Map 17, Lot 15A**
Nick Colon from TF Moran represented Yankee and brought several of other key people who will be working on the project. Present were Ken Kraft, CFO for Yankee Publishing, Kurt Penney from Solar
Roof Systems, Bob Hayden from Standard Power, and Mike Caron, maintenance for Yankee Publishing. Nick presented an aerial map and explained the location on the lot for efficiency and also not to impact Yankee field’s use for events. The project would be 400 panels, 6 feet tall and 4 feet wide. It would be a bracketed system. The panels would sit off the ground 3-4 feet and top would be 8-9 feet in the air. The estimate is it would cover 15,000 square feet. The location would be on the north east corner of the field. It would be visible from Monument Road and Main Street but screening could be included.

Nick asked if the whole lot needed to be surveyed or whether location of other buildings outside the lot need to be included on the survey. Bruce asked about drainage in case it had any effect on how much area needs to be surveyed. A full boundary survey would be done but they requested that the topography survey be limited to the area of the project, a five acre survey. Bruce moved to waive the requirement for a full survey and just require a boundary survey and the northern half of the cleared field. Steve seconded and the motion passed.

Nick asked that the 200 foot requirement for physical features and buildings 100 feet beyond the property be waived as long as there is a general awareness of what is there. Doing a survey for accuracy of a building’s corner is what they want to have waived. Bruce moved and Bill seconded a motion to waive this requirement. The motion passed.

Nick asked for any other concerns. John asked if it could be seen from the mountain and what the glare would be. Bruce suggested there be a decommissioning plan. Bruce suggested that drainage should be included. Todd mentioned that screening especially visibility from 101 should be considered. Dale asked if there could be an architectural sketch or photos to give an idea of the view. Bruce suggested an actual panel for the public hearing as well as mock ups in the field ahead of time.

**Dublin School Voluntary Merger Map 7, Lot 20 with Map 6, Lot 41**
Bruce moved that the voluntary merger be approved. Dale seconded the motion. The secretary will call Avitar to determine what the final map and lot should be, since they are on two separate maps.

**Dublin School Solar Field Site Plan Review Application, Map 7, Lot 20**
The board determined that with the two lots merged as a contingency to an accessory use, the abutters to both lots are needed, but not abutters to all of the school’s lots. The secretary will contact Dublin School to share four more things that are needed for the application to be complete and the public hearing will be scheduled for July 2. At that time the formal ruling on the completeness of the application will be decided and if it is, the public hearing will commence.

**Solar Provisions for Dublin’s Ordinance**
Bruce asked for input concerning his article for the Advocate. The hearing for input is set for August 6, 2015. Notices will be posted in Dublin but not in the newspaper.

At 8:57 PM, Bill moved that the board adjourn. Dale seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary