The Dublin Planning Board met for its regular meeting and public hearing for Dublin School’s site plan review on their solar field in the first floor meeting room of the town hall on July 2, 2015, at 7:01 PM. Present were Chairman Bruce Simpson, Dale Gabel, Steve Baldwin, John Morris, and Alternates, Gregg Fletcher, and Neil Sandford were also present. Betsey Harris, Andy Hungerford, Peter Imhoff, Michelle Knapp, Wendy White, Jeremy Wilson, Susan Phillips-Hungerford and Nicholas Handy, reporter for the Ledger, and Ed Goodrich, surveyor for Norm Davis, were also present. See the attached list. Bruce appointed Neil to fill Bill’s and Gregg to fill Suzan’s seat for tonight’s meeting. Suzan arrived at 7:09 PM and resumed her seat.

Betsey Harris question about subdividing her property  Map 7, Lot 18
She shared that her land which is about 90 acres on South side of Main Street includes a yellow house. She would like to sell the house separately from the rest of the acreage. Bruce shared that the board must approve a conventional sub-division so that she could separate the house. John asked for the frontage and Betsey indicated that it has 354 feet and 217 feet. It has two dedicated rights of way to get into the property. The board discussed some of the features of the property with its brook and wells. She would keep the house and likely the area within the stone walls (providing the other subdivision requirements can be met. She wanted a reading from the board before she spends money on surveying. John’s concern is that the lot with the house needs to be a viable lot in case they needed to put in a septic system or build a shed. Steve moved to accept the proposed plan as a conventional subdivision as long as it follows the lot lines, as presented. Suzan seconded the motion. The motion passed.

Dublin School Site Plan Review for Solar Field on Map 6, Lot 41
Andy Hungerford presented the site plan and the board reviewed the application to determine completeness. There were three copies but Bruce shared that the board may need a mylar sometime. The board went through the checklist. The board discussed access for construction and maintenance since there is no roads proposed on the plan. The question about drainage was raised and Andy explained that it will flow off into the grass field. The wires will be underground in the existing wood road from the lower soccer field. Andy explained that the design is to have three phase and the energy would be used by the school and only fed to the grid if it is excess energy that the school cannot use. Andy showed a photo of the field that is holding up well to the recent rain. Roosa and Moses are the closest abutters and Andy explained that he has walked it with them and they are favorable to the project. Bruce asked if there were any plans for fencing. Andy explained that there probably would be chain link fence to protect the vital equipment but it has not been finally decided. Bruce asked about a performance bond in case it needs to be taken down. Andy explained that the panels have a 40 year
life span. The school has not decided upon whether they will own the panels or whether a third party will be involved. Gregg asked about size of field and placement and Andy said that it could change somewhat as different factors are faced in the construction process. The board would request a mylar to be registered. Dale moved and Steve seconded a motion to accept the application as complete. The motion passed.

At 7:50 the public hearing began on the merits of the application. Andy explained the rational for needing this improvement for the school and making the energy use more efficient. This would enable them to save energy costs for the next 30 years. It would generate 375Kw which is basically what the school presently uses. They would like to eventually move toward heat pumps for heating. Jeremy Wilsa shared that he is an abutter but Andy explained that it would not, be visible from his property and he was interested but not opposed. Bruce asked for any comments from the public. Having heard nothing Bruce asked if anyone on the board thought conditions such as fencing were necessary. Andy suggested that a 6 foot fence seemed adequate. Wendy spoke in favor of this proposal and hoped others would follow Dublin School’s example. At 8:00 PM Bruce closed the public hearing. Suzan moved that project be approved on the provisions of a fence, revised map and a mylar. Steve seconded the motion. John shared his opinion that he thought the project was great but that it was procedurally wrong for it to be considered an accessory use and that it why he will vote. The motion passed with Dale, Suzan, Steve, Bruce and Neil voting “yes”. John voted “no”.

**Preliminary for a Minor Subdivision for Norm Davis, Map 8, Lot 37**

Bruce explained that the board is required to schedule a public hearing within 30 days, so the public hearing might need to be scheduled for the fourth Thursday of July. Bruce asked if the houses sites were determined and Ed answered “no” that it would be up to the landowner. John expressed himself that this was the only time to choose what to conserve and that the ordinance requiring open space sub-divisions was voted in by the town. Steve moved that the board allow a conventional sub-division. Suzan seconded the motion. The motion passed with Dale, Suzan, Steve, and Neil voting in favor and John voting against the motion. The board discussed when to schedule the public hearing. They set it for Thursday, July 30th, and canceled the July 16th.

Neil proposed that the ordinance be changed to give the applicant their choice of either a conventional or open space with a minor subdivision. The board discussed what is done with the 50% of the buildable land that is set aside for conservation. The issue of revisions to the open space subdivision regulations will be put on the agenda for a future meeting.

**Minutes of the June 4th Meeting and June 20th Site Visit to Norm Davis’ Property**

The minutes from the June 4th meeting were reviewed. Dale moved and John seconded a motion to approve the minutes as written. The motion passed. Minutes from the June 20th site visit were reviewed. Dale moved and John seconded a motion to approve the minutes as written. The motion passed.

At 8:37 PM, Dale moved that the board adjourn. John seconded the motion and the motion passed. Respectfully Submitted,

Neil R. Sandford, Secretary