The Dublin Planning Board met for its regular meeting and a continued Public hearing for Norm Davis Minor Sub-division in the first floor meeting room of the town hall on October 1, 2015, at 7:00 PM. Present were Chairman Bruce Simpson, Dale Gabel, Suzan Macy, Steve Baldwin, John Morris, and selectmen’s representative Paul Delphia. Alternates, Gregg Fletcher, Todd Bennett, Donna Garner and Neil Sandford were also present. Bruce appointed Gregg to fill Bill’s seat for tonight’s meeting.

**Public Hearing for the Norm Davis Minor Sub-division  Map 8, Lot 37**

Bruce opened the public hearing and shared that Norm had requested an extension to be able to change the northern lot. Ed Goodrich shared the need for an extension since there had not been a historical review since that was somehow overlooked and they do not know how long this review will take. The issue of frontage on Richardson Rd may call for a new private road coming in from Greenwood Drive for the northern lot’s frontage. They are addressing the need for a wetland crossing on the new proposed private road. Bruce explained that the wetland overlay district would now apply to that new road and the wetlands ordinance may impact the applicant’s ability to put the road there. He noted that unlike a number of the issues before the Board, the requirement for 250’ of frontage is in the ordinance and cannot be waived. Either the applicant has the frontage or must get a variance from the ZBA.

Ed noted that the wetlands scientist is trying to get a clarification from NH DES as to whether another wetland crossing is allowed since a previous document stated that there could be no further wetland crossings. Bruce outlined the various options before the board: deny the application; proceed with considering an approval conditioned on the applicant providing frontage or obtaining a variance, or grant an extension for the application to be revised. The board discussed a three month extension until January 21, 2016. Bruce asked for the plans to be submitted at least a week before the meeting so that the board, town attorney, and abutters could review it. Steve moved that the extension be granted provided the plans are submitted at least a week in advance. Suzan seconded the motion. Attorney Adam raised the question as to whether this was a minor sub-division with the new proposed road. Bruce explained that the issue of the determination of sub-division and other issues regarding the regulations could be revisited when the Board has the revised plan before it. The motion passed with Paul, Gregg, Steve, Suzan, Dale and Bruce voting in favor. John voted against motion.

Bruce explained to the abutters that the new plans would be made available for public review by January 14.
**Proposals for changes to Regulations/Ordinance**

John proposed two changes to the regulations. One would require a decision on the kind of subdivision only after there is a public hearing where abutters are given notification. See the attached document. The second one deletes the whole paragraph Sub-51 15.A so the Planning Board would not be allowed to waive provisions in the regulations. Bruce pointed out that the statute provides Board the authority to do this and that all towns he knows of have this kind of language. Steve stressed the need for flexibility.

John moved to change the Subdivision regulations 1) Subdivision—Page Sub-4.D Determination of Subdivision Type. It was pointed out that this would require a second noticed hearing, one to determine the kind of sub-division and another for the actual proposal. In between both hearings where abutters are notified is another design review public hearing has to be noticed in two places but not in the newspaper or to abutters. The sentence would be added: “The decision on the determination shall only be made at a public hearing with notice to abutters.” Bruce seconded the motion. John, Bruce, Gregg, Steve and Dale voted in favor. Suzan did not vote.

John withdrew the second proposal to delete the whole paragraph Sub-51 15A.

The board discussed what was meant in Z-2, #2 on percentages after separation. It was tabled for more consideration.

The secretary brought up the prohibition of removing vegetation or raking leaves. John pointed out that the State regulations changed and the ordinance should follow the state requirements. The Board will revisit the need for revising or replacing the Wetlands Ordinance.

The secretary suggested the board add informational signs to the list of signs not requiring a permit. The board tabled it for more consideration.

**Minutes of the September 17th Meeting**

The minutes from the September 17th meeting were reviewed. Dale moved to approve as written. Seconded by Steve. The motion passed.

At 8:35 PM, Dale moved that the board adjourn. John seconded the motion and the motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary