The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on October 15, 2015, at 7:02 PM. Present were Chairman Bruce Simpson, Steve Baldwin, Bill Goodwin, John Morris and selectmen’s representative Paul Delphia. Alternates, Todd Bennett, Donna Garner and Neil Sandford were also present. Jim Phillips attended to present proposals for Audrey’s Restaurant. Allan Geoff Pinney attended.

Bruce appointed Todd and Donna to fill in for Dale and Suzan who were unable to attend. Gregg was not able to attend.

**Audrey’s Restaurant Preliminary Consult for Site Plan Review Map 5, Lot 1**

The owner is Elsa Malaise Lindenfeld (Duckburg Holdings, LLC). Jim Phillips is their builder and came for a preliminary to discuss possible expansion. He explained that the owner wants to build a new restaurant behind the present restaurant. The cabins would be removed. Bill asked how far back the building would be and Jim explained that the present septic system is 50 ft from the brook and they already had a new septic design that has been approved by the state and the Dublin Code Enforcement Officer. The new restaurant would have double capacity compared to the present restaurant, going from and occupancy of 60 people to 120. John pointed out that Dublin has a 100 ft setback from wetlands. The brook presently flows underneath the present building. Paul asked if there was any wetland delineation and Jim replied that so far that has not been done. The board discussed the problems with the present wetlands that are on the property and the property next to it. They would plan to expand the parking area by having a bridge over the stream where the present building is located and around the building that would be set into the bank. They want to put in a 1950s style diner.

Bruce read the ordinance about non-conforming uses and that any expansion could not be any more non-conforming. The present restaurant does not have the full setbacks, but moving the building back would improve the non-conforming setback. Bruce suggested the board do a site visit before they hire a wetland scientist to do a wetland delineation. The board scheduled a site visit on October 24th at 11:00 PM. John pointed out that it needs to be posted and the secretary will invite the Conservation Commission. He also noted that the property was in the Gateway District and would need to comply with buffer requirements or obtain a variance.
Bruce invited Geoff Pinney to bring anything he would like to share with the board. He asked if abutters in a neighboring town are notified and the answer was yes, if the Board determined the proposed project had regional impact.

**Minutes of the October 1st Meeting**
The minutes from the October 1st meeting were reviewed. Todd noted an extra period and suggested adding “the” to the heading about Norm Davis sub-division and change the paragraph about informational signs. Bruce moved and Donna seconded a motion to approve the minutes as amended. The motion passed.

Bill moved to adjourn and John seconded the motion at 7:43 PM. The motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary